

\$226,000 - 2232 San Jose Way, Canyon Lake

MLS® #2668192

\$226,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 2.41 Acres

Cordova Bend Canyon Lake 1, Canyon Lake,
TX

Stunning 2.41 Acre Lot in Exclusive Cordova
Bend Subdivision in Canyon Lake, TX

Discover the perfect location to build your dream home on this spacious 2.41 acre lot in the highly sought-after, gated Cordova Bend subdivision. Nestled in the serene beauty of Canyon Lake, TX, this lot offers unparalleled opportunities for creating your ideal retreat. Building restrictions include a minimum 2-car garage (rear or side-facing, no carports). At least 2,800 sq. ft. for single-story homes and 3,200 sq. ft. for two-story homes (with at least 1,600 sq. ft. on the main floor) Guest homes must be at least 1,800 sq. ft. And homes cannot be more than 40 feet tall. Electricity and water are located within the neighborhood, a septic system will be required. Enjoy exclusive access to the private 27-acre Cordova Bend park, complete with a boat launch, fishing opportunities, picnic areas, BBQ grills, a large pavilion for gatherings, restrooms, and even free canoe access! The park also offers direct access to Canyon Lake. This prestigious subdivision is home to million-dollar properties and offers a tranquil, private atmosphere surrounded by nature. It's conveniently located just a short drive to New Braunfels, Bulverde, and San Antonio. Proximity to Nature and Adventure: Just minutes from Canyon Lake, offering endless opportunities for water activities like boating, fishing, and swimming. Whether you're looking to build a luxurious



primary residence or a getaway retreat, this lot is an ideal setting. Surrounded by natural beauty, with plenty of space to design your dream home, itâ€™s a rare opportunity to live in one of Canyon Lake's most desirable communities. The lot next door at 2228 San Jose Way is also available for sale.

Essential Information

MLS® #	2668192
Price	\$226,000
Bathrooms	0.00
Acres	2.41
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	TreesWoods
------	------------

Community Information

Address	2232 San Jose Way
Area	CM
Subdivision	Cordova Bend Canyon Lake 1
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Cable Available, Electricity Available, Water Available
Features	Barbecue, Clubhouse, Fishing

Exterior

Lot Description	Moderate Trees
-----------------	----------------

School Information

District	Comal ISD
Elementary	Bill Brown

Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	March 14th, 2025
Days on Website	235
Days on Market	48
Zoning	Residential
HOA Fees	1262
HOA Fees Freq.	Annually

Property Listed by: Compass RE Texas, LLCThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 5th, 2025 at 12:46am CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.