

\$250,000 - 1007 Pristine Trl, Canyon Lake

MLS® #3294558

\$250,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 1.17 Acres

Paradise on the Guadalupe, Canyon Lake, TX

Unit/Phase 2. Print plats and driving instructions, as GPS may not work in the neighborhood. Find lot stakes designating lots 77 is 1.17 acres for sale on this listing, & 87 is 1.102 acres, sold individually or combined, see lot 87 MLS 1303150. Aerobic septic systems required. Plat available, survey needed.

Paradise On The Guadalupe is an upscale, gated, gorgeous development with stunning views, mature trees, and easy access to the Guadalupe River with fishing, boating, kayaking, and hiking on the 90 acre waterfront park, features the River Lounge with a kitchen & bar, dance area, or just watch the game. Build on your own timeline with your own builder or select from one of the preferred builders. Only minutes to Canyon Lake, New Braunfels, Gruene and Boerne, and a commutable drive to San Antonio or Austin.

Essential Information

MLS® #	3294558
Price	\$250,000
Bathrooms	0.00
Acres	1.17
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	Hills,Panoramic,TreesWoods
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Community Information

Address	1007 Pristine Trl
Area	CM
Subdivision	Paradise on the Guadalupe
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Electricity Available, Fiber Optic Available, Underground Utilities, Water Available
Features	Bar/Lounge, Clubhouse, Common Grounds/Area, Fishing, Gated, Internet Access, Kitchen Facilities, Park, Planned Social Activities, Trails/Paths

Exterior

Exterior Features	None
Lot Description	Interior Lot, Level, Many Trees, Private, Trees Medium Size, Views

School Information

District	Comal ISD
Elementary	Rebecca Creek
Middle	Mountain Valley Middle
High	Canyon Lake

Additional Information

Date Listed	October 30th, 2022
Days on Website	376
Days on Market	1006
Zoning	SFR
HOA Fees	900
HOA Fees Freq.	Annually
Gated Community	Yes

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