

\$75,000 - Lot 46 Mountain Wood, Canyon Lake

MLS® #4272067

\$75,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 0.39 Acres

Hancock Oak Hills, Canyon Lake, TX

\$10K PRICE REDUCTION! Culdesac lot located in Hancock Oak Hills of Fm 306 in Canyon Lake. Lot is approx. 77' wide x 223' deep. Lot is mostly level with a gentle slope down in the back half of the lot. Lot is heavily treed, but there is an open area in the front half for viewing. Water & electricity is available, aerobic septic will be required. No POA but there are covenants/restrictions. Plat is available, survey will be a buyer expense. Take a look today & bring us an offer.

Essential Information

MLS® #	4272067
Price	\$75,000
Bathrooms	0.00
Acres	0.39
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	None
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Community Information

Address	Lot 46 Mountain Wood
Area	CM
Subdivision	Hancock Oak Hills
City	Canyon Lake
County	Comal



State	TX
Zip Code	78133

Amenities

Utilities	Above Ground Utilities, Electricity Available, Phone Available, Water Available
Features	None

Exterior

Lot Description	Cul-De-Sac, Many Trees
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School Information

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

Additional Information

Date Listed	December 26th, 2022
Days on Website	375
Days on Market	942
Zoning	residential lot

Property Listed by: RE/MAX GenesisThe 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 4th, 2025 at 4:01am 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.