

\$325,000 - 256 Clinch Dr, Fischer

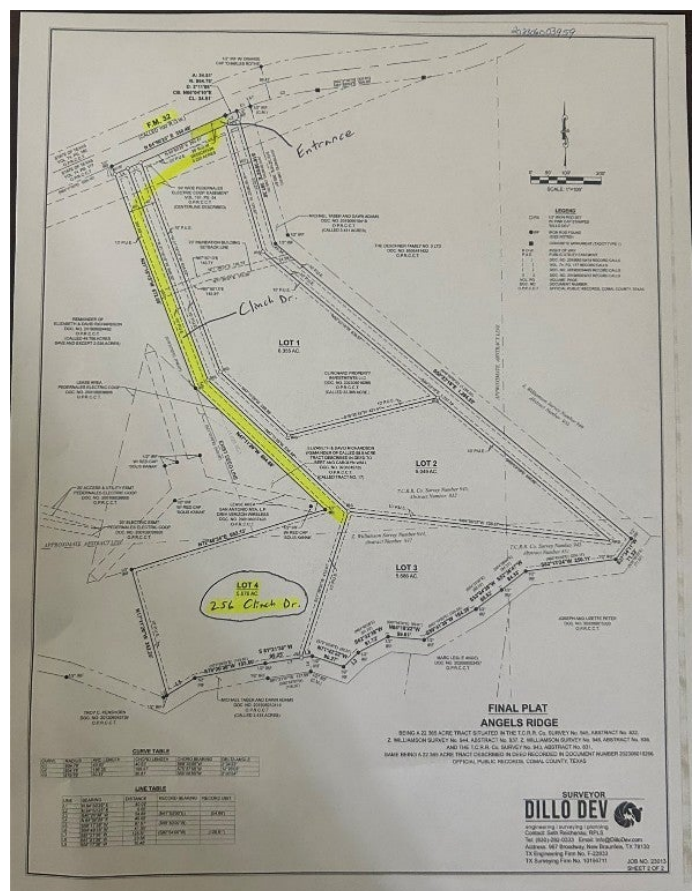
MLS® #4589035

\$325,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 5.08 Acres

Angels Ridge, Fischer, TX

Private and secluded 5 acre Hill Country lot with exceptional views. Perfect lot to build your "forever" home or Hill County retreat. The road and building site pad have been cleared. Only 4 lots within the subdivision. Front gate restricts access to assure limited traffic. Lot measures approx. 550 feet by 350 feet. No restriction on which builder you use or timeline to start building. Development restrictions are listed in the attached covenants. Property rights friendly HOA will exist with only 4 members.



Essential Information

MLS® #	4589035
Price	\$325,000
Bathrooms	0.00
Acres	5.08
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	Hills
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Community Information

Address	256 Clinch Dr
Area	CM
Subdivision	Angels Ridge
City	Fischer

County	Comal
State	TX
Zip Code	78623

Amenities

Utilities	Above Ground Utilities, Electricity Available, Sewer Not Available, Water Not Available
Features	Gated

Exterior

Lot Description	Trees Medium Size, Views, Flag Lot, Steep Slope
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School Information

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

Additional Information

Date Listed	September 22nd, 2024
Days on Website	376
Days on Market	365
Zoning	Residential
HOA Fees	750
HOA Fees Freq.	Semi-Annually
Gated Community	Yes

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