

\$329,000 - 1736 Demi John Bend Rd, Canyon Lake

MLS® #564477

\$329,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 3.09 Acres

Paradise on the Guadalupe, Canyon Lake,
Texas

Welcome to this beautiful 3.09-acre residential lot, the perfect canvas for your future home! This level property is sprinkled with lovely medium-sized trees that provide just the right amount of shade and charm, all while offering breathtaking Hill Country views. With underground utilities already at the street, building your dream home couldn't be easier. This neighborhood is packed with fantastic amenities that make every day feel like a getaway: waterfront access to the stunning Guadalupe River, perfect for fishing, kayaking, or just relaxing by the water; scenic jogging and biking trails, ideal for staying active and soaking in the natural beauty; and a cozy open-air clubhouse, great for hosting get-togethers with family and friends. This is more than just a piece of land—it's the beginning of your next adventure. Come see it for yourself and imagine the possibilities!

Essential Information

MLS® #	564477
Price	\$329,000
Bathrooms	0.00
Acres	3.09
Type	Land / Farm
Sub-Type	Residential
Status	Active



Water Feature/View

View	Hills, River
Water Body	Canyon Lake, Guadalupe River

Community Information

Address	1736 Demi John Bend Rd
Subdivision	Paradise on the Guadalupe
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Utilities	Electricity Available
Features	Barbecue, Clubhouse, Park, Trails/Paths

School Information

District	Comal ISD
Elementary	Bill Brown Elementary
Middle	Smithson Valley
High	Smithson Valley High

Additional Information

Date Listed	December 17th, 2024
Days on Website	323
Days on Market	279
HOA Fees	900
HOA Fees Freq.	Annually

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