

# \$150,000 - 496 Havasu Point, Spring Branch

MLS® #571578

**\$150,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 1.90 Acres

Cascada Canyon Lake 1, Spring Branch,  
Texas

Sweeping hill country views waiting for you!  
This property is located at the end of a cul-de-sac, totaling nearly 2 acres that begin at the top of a hill and continue down the hill, providing privacy and a panoramic view in every direction. This gorgeous property is located in the exclusive Cascada at Canyon Lake community. Cascada offers its residents a gated entry, access to the River, a community park, walking trails, and more. Come see all that living at Cascada can mean for you!

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | 571578      |
| Price     | \$150,000   |
| Bathrooms | 0.00        |
| Acres     | 1.90        |
| Type      | Land / Farm |
| Sub-Type  | Residential |
| Status    | Active      |

## Water Feature/View

|               |                                                      |
|---------------|------------------------------------------------------|
| View          | Hills, Panoramic, Creek/Stream, Seasonal View, Water |
| Is Waterfront | Yes                                                  |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 496 Havasu Point      |
| Subdivision | Cascada Canyon Lake 1 |



|          |               |
|----------|---------------|
| City     | Spring Branch |
| County   | Comal         |
| State    | Texas         |
| Zip Code | 78070         |

### **Amenities**

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Utilities | Electricity Available, Underground Utilities, Water Available |
| Features  | Park, Gated                                                   |

### **School Information**

|          |           |
|----------|-----------|
| District | Comal ISD |
|----------|-----------|

### **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | March 3rd, 2025 |
| Days on Website | 229             |
| Days on Market  | 168             |
| HOA Fees        | 660             |
| HOA Fees Freq.  | Annually        |
| Gated Community | Yes             |

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