

\$149,000 - 164 Circle Drive, Canyon Lake

MLS® #572642

\$149,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 0.34 Acres

Canyon Lake Forest 1, Canyon Lake, Texas

Prime Real Estate Opportunity in Canyon Lake Forest nestled in the highly sought-after Canyon Lake Forest community, this beautiful tree-shaded lakeview double lot presents an exceptional real estate opportunity. Offering a generous .34 acres of land, it serves as the perfect canvas for your dream project.

Whether you're envisioning a stunning home with a guest house or perhaps two charming tiny houses for investment purposes, this lot provides both flexibility and breathtaking views. Conveniently located close to boat ramp 5, this property presents an ideal setting for both leisure and adventure. Residents of the community enjoy access to the subdivision pool—perfect for those warm Texas days.

The neighborhood's short-term rental friendliness further enhances the investment potential, making it an attractive prospect for those looking to enter the rental market.

Versatile and Accessible Build Options with a minimum build requirement of just 600 square feet, this lot is not only versatile but also accessible for various architectural visions.

The level build and presence of Oak trees add a touch of natural beauty, enhancing the overall aesthetic and comfort of your future property. Whether you're planning to retire in the tranquil beauty of Canyon Lake or seeking your next lucrative investment, this beautiful level double lot provides the ideal starting point. Your dream awaits amidst a community that offers both tranquility and excitement.

Don't miss out on this incredible opportunity to



invest in a location that promises growth, relaxation, and endless possibilities. Explore the potential of Canyon Lake Forest and make your dreams a reality today! Photos of the lake are from 25' and 35', with potential lakeviews available from a second or third story build as per the photographer's photos. Buyers and their agents to verify all details.

Essential Information

MLS® #	572642
Price	\$149,000
Bathrooms	0.00
Acres	0.34
Type	Land / Farm
Sub-Type	Residential
Status	Active

Water Feature/View

View	Hills, Water
Water Body	Canyon Lake

Community Information

Address	164 Circle Drive
Subdivision	Canyon Lake Forest 1
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Utilities	Above Ground Utilities, Electricity Available
Features	Barbecue, Boat Facilities, Clubhouse, Park

School Information

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

Additional Information

Date Listed	March 13th, 2025
Days on Website	237
Days on Market	200
HOA Fees	75

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