

# \$370,000 - 1147 Mission Way, Canyon Lake

MLS® #589124

**\$370,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 4.20 Acres

Cordova Bend Canyon Lake 1, Canyon Lake,  
Texas

Perched at the end of a peaceful culdesac in the coveted gated community of Cordova Bend, this 4.2acre waterfront lot presents a rare opportunity to build your own Hill Country retreat. Mature oak trees, gently sloping terrain, and partially wooded surroundings evoke a sense of serenity and timeless beauty. Underground utilities (water and electric at street) and paved road access mean minimal disruption as you prepare your build. Wake up to sweeping views of Canyon Lake and rolling countryside. The community offers private access to a lakefront park and pavilion, and with flexible building timelines and modest HOA fees, this property is as practical as it is picturesque. Whether you envision a rustic getaway or a modern masterwork amid nature, this parcel invites inspiration.

## Essential Information

MLS® #	589124
Price	\$370,000
Bathrooms	0.00
Acres	4.20
Type	Land / Farm
Sub-Type	Residential
Status	Active

## Water Feature/View

View	River
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Is Waterfront	Yes
Water Body	Canyon Lake, Guadalupe River

### **Community Information**

Address	1147 Mission Way
Subdivision	Cordova Bend Canyon Lake 1
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

### **Amenities**

Utilities	Electricity Available, Cable Available, Phone Available, Trash Collection Private, Underground Utilities
Features	Barbecue, Boat Facilities, Clubhouse, Gated, Playground

### **School Information**

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

### **Additional Information**

Date Listed	August 8th, 2025
Days on Website	65
Days on Market	63
HOA Fees	58
HOA Fees Freq.	Monthly
Gated Community	Yes

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