

\$450,000 - 22167 Fm 306, Canyon Lake

MLS® #596246

\$450,000

3 Bedroom, 2.00 Bathroom, 1,344 sqft

Residential on 4.98 Acres

Hill Creek, Canyon Lake, Texas

Residential or Commercial 5 UNRESTRICTED acres with Grand Daddy OAKS ,170+ feet of FM 306 frontage, a private well, and 2 septic tanks. There is plenty of nature, peace and privacy in the back of the property. Perfect for a home business situation. Well maintained doublewide 3 bedroom-2 bath with a bonus room (updated roof and central AC/Heat). This level oak studded property includes a guest cabin and out buildings and is partially fenced. Minutes from shopping and schools, located between Austin and San Antonio accessible to tons of Hill Country recreation.

Built in 1997

Essential Information

MLS® #	596246
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,344
Acres	4.98
Year Built	1997
Type	Residential
Sub-Type	Manufactured Home
Style	Manufactured Home
Status	Active

Water Feature/View



Water Body	Canyon Lake
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Community Information

Address	22167 Fm 306
Subdivision	Hill Creek
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Utilities	Cable Available, Electricity Available, Fiber Optic Available, High Speed Internet Available
Features	Boat Facilities
Parking Spaces	2

Interior

Interior	Carpet, Laminate
Appliances	Dishwasher, Electric Range, Microwave, Vented Exhaust Fan, Range, Water Softener Owned
Heating	Central, Electric
Cooling	Central Air, Electric, OneUnit
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Deck, Porch
Lot Description	176 x 1541
Roof	Composition, Shingle
Construction	Fiber Cement
Foundation	Pillar/Post/Pier

School Information

District	Comal ISD
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Additional Information

Date Listed	October 24th, 2025
Days on Website	12

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