

# \$674,995 - 1942 Paradise Pkwy, Canyon Lake

MLS® #6890287

**\$674,995**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 4.64 Acres

Paradise on the Guadalupe, Canyon Lake, TX

Discover 4.64 acres of pristine Hill Country land located in the highly desirable Paradise on the Guadalupe neighborhood, just minutes from the beauty and recreation of Canyon Lake, TX. This exceptional property comes with deeded access to the Guadalupe River, giving you the perfect opportunity to enjoy water activities like fishing, kayaking, and relaxing by the water's edge.

## PROPERTY FEATURES:

**Exclusive River Access:** Deeded access to the Guadalupe River for all your water adventures.

**Community Amenities:** Enjoy shared access to a 93-acre river park of which this property borders, a private gated entrance, and an outdoor pavilion with kitchen perfect for entertaining. An amphitheater is present providing a venue for community concerts and events.

**Utilities present:** PEC underground power, GVTC high-speed internet, and Canyon Lake city water are already available.

**Prime Location:** Located in the Smithson Valley School District. 65 miles from Austin and 45 miles from San Antonio.

This land is ready for you to build your dream home or vacation retreat in a peaceful, private neighborhood with easy access to everything



Canyon Lake and the Guadalupe River has to offer.

### Essential Information

MLS® #	6890287
Price	\$674,995
Bathrooms	0.00
Acres	4.64
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

### Water Feature/View

View	Hills,Panoramic,River,TreesWoods,Water,Guadalupe River
Is Waterfront	Yes
Water Body	Guadalupe River

### Community Information

Address	1942 Paradise Pkwy
Area	CM
Subdivision	Paradise on the Guadalupe
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### Amenities

Utilities	Electricity Available, Fiber Optic Available, Phone Available, Sewer Not Available, Water Available, Underground Utilities
Features	Barbecue, Bar/Lounge, Bicycle Storage, Common Grounds/Area, Clubhouse, Community Mailbox, Fishing, Gated, Internet Access, Kitchen Facilities, Park, Planned Social Activities, See Remarks, Sidewalks, Trails/Paths

### Exterior

Lot Description	Back Yard, Backs to Greenbelt/Park, Many Trees, Views
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### School Information

District	Comal ISD
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Elementary	Rebecca Creek
Middle	Smithson Valley
High	Smithson Valley

**Additional Information**

Date Listed	June 9th, 2025
Days on Website	125
Days on Market	15
HOA Fees	900
HOA Fees Freq.	Annually
Gated Community	Yes

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