

\$474,995 - 1978 Paradise Pkwy, Canyon Lake

MLS® #7148125

\$474,995

0 Bedroom, 0.00 Bathroom,
Land / Farm on 3.75 Acres

Paradise on the Guadalupe, Canyon Lake, TX

Discover 3.75 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 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: Private community 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® #	7148125
Price	\$474,995
Bathrooms	0.00
Acres	3.75
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

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

Community Information

Address	1978 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, Propane, Water Available, Underground Utilities
Features	Barbecue, Bicycle Storage, Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Fishing, Gated, Internet Access, Park, Planned Social Activities, Trails/Paths

Exterior

Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Native Plants, Private, Many Trees, Trees Medium Size, Views
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School Information

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

Additional Information

Date Listed	January 22nd, 2025
Days on Website	263
Days on Market	153
HOA Fees	900
HOA Fees Freq.	Annually
Gated Community	Yes

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