

# \$160,000 - 201 Assiniboia Dr, Canyon Lake

MLS® #8531814

**\$160,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 2.36 Acres

Clear Water Estates, Canyon Lake, TX

Welcome to beautiful Clearwater Estates! You came to the right listing if youâ€™re wanting to build your dream retreat. This lot is a SOLID 2.364 acres with mature trees in a quiet neighborhood. Only 7 minutes from the Guadalupe Park hiking trail, and 8 minutes from the Canyon Lake Marina! Canyon Lake is known for its clear blue water & rolling hills. So what are you waiting for?! Come grab your piece of peace! Country quiet, but city accessible!

Located only 20 minutes from Wimberley, 30 minutes from New Braunfels, & 40 minutes from the city of Austin!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | 8531814          |
| Price     | \$160,000        |
| Bathrooms | 0.00             |
| Acres     | 2.36             |
| Type      | Land / Farm      |
| Sub-Type  | Multiple Parcels |
| Status    | Active           |

## Water Feature/View

|      |            |
|------|------------|
| View | TreesWoods |
|------|------------|

## Community Information

|         |                   |
|---------|-------------------|
| Address | 201 Assiniboia Dr |
| Area    | CM                |

|             |                     |
|-------------|---------------------|
| Subdivision | Clear Water Estates |
| City        | Canyon Lake         |
| County      | Comal               |
| State       | TX                  |
| Zip Code    | 78133               |

### **Amenities**

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Electricity Available, Phone Available, Water Available |
| Features  | None                                                    |

### **Exterior**

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Many Trees, Trees Large Size |
|-----------------|------------------------------|

### **School Information**

|            |                        |
|------------|------------------------|
| District   | Comal ISD              |
| Elementary | Mountain Valley        |
| Middle     | Mountain Valley Middle |
| High       | Canyon Lake            |

### **Additional Information**

|                 |                |
|-----------------|----------------|
| Date Listed     | May 29th, 2025 |
| Days on Website | 160            |
| HOA Fees        | 280            |
| HOA Fees Freq.  | Annually       |

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