

\$45,000 - 796 Twilight Dr, Canyon Lake

MLS® #8573936

\$45,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 0.12 Acres

Canyon Lake Forest 3, Canyon Lake, TX

Septic/permit to develop already approved! Discover the endless possibilities with these THREE premium land lots nestled in the scenic beauty of Canyon Lake, Texas! With a combined total of 0.37 acres, these parcels offer the perfect canvas for your vision, whether you're planning to build your dream home, a vacation retreat, or capitalize on a lucrative investment opportunity. In contrast to neighboring vacant lots, this property offers the exceptional potential for up to five dwellings, including two guest houses. Located in the highly desirable area of Twilight Drive, these properties offer easy access to Canyon Lake, the stunning Hill Country, and nearby attractions while maintaining a serene, peaceful atmosphere. Enjoy breathtaking panoramic views of the rolling hills, stunning sunsets, and the sparkling waters of Canyon Lake. The lots are conveniently located near the lake, making it ideal for those who love outdoor adventures. Easy access to water, electricity, and other utilities makes it an ideal site for construction. SEPTIC PERMIT ALREADY APPROVED! Canyon Lake is one of the most sought-after destinations in the Texas Hill Country. Its vibrant mix of outdoor activities, peaceful lifestyle, and proximity to major cities like San Antonio and Austin make it a perfect place for vacationers, retirees, and those looking for a second home. With a robust tourism economy, demand for vacation rentals and luxury properties is high, making this a golden opportunity for the savvy



investor. Don't miss out on this rare opportunity to own THREE beautiful lots in one of the most desirable locations in Texas. Whether you are building your dream home, a vacation getaway, or seeking a smart investment, this is your chance to create something truly special.

Essential Information

MLS® #	8573936
Price	\$45,000
Bathrooms	0.00
Acres	0.12
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	Hills
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Community Information

Address	796 Twilight Dr
Area	CM
Subdivision	Canyon Lake Forest 3
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Electricity Available, Water Not Available
Features	None

Exterior

Lot Description	Sloped Down, Gentle Sloping, Moderate Trees
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School Information

District	Comal ISD
Elementary	Startzville

Middle	Mountain Valley Middle
High	Canyon Lake

Additional Information

Date Listed	June 25th, 2025
Days on Website	132
Days on Market	1
HOA Fees	60
HOA Fees Freq.	Monthly

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