

# \$349,000 - 540 Pecan St., Canyon Lake

MLS® #000540

**\$349,000**

0 Bedroom, 0 Bathroom,  
Land on 0.29 Acres

Canyon Corner, Canyon Lake, Texas

<center>

<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube  
video player"

src="https://www.youtube.com/embed/z1YVMJ  
RC-R4" width="560" height="315"

frameborder="0"

allowfullscreen="allowfullscreen"></iframe></p>

>

</center>

<p>Create Your Dream Riverfront Retreat on  
the Guadalupe!<br /> Imagine the possibilities  
on this spacious terrain, already cleared and  
ready for your visionary waterfront retreat  
along the beautiful Guadalupe River. Whether  
you're into kayaking, fishing, or just  
soaking up those river views, this is your spot  
to shine. Located in a one street, gated  
community with mature trees, this hidden gem  
offers the peace and privacy you crave. You'll  
be minutes away from Canyon Lake  
adventures, with Boat Ramp #17 just 7  
minutes away and the scenic Overlook Park  
& Dam 12 minutes down the road. Spend  
your days enjoying the perks of the private  
community waterfront park, complete with  
serene picnic spots, easy shoreline access,  
and a launch ramp ready to set sail on your  
paddleboard or kayak. It's like having an  
extension of your personal riverfront  
playground right at your disposal! Or you can  
head to White Water Amphitheater for live  
music under the stars—only a 2-minute  
drive or 20-minute stroll from your doorstep.



Here, the Guadalupe River is your playground, and the possibilities are endless. Let the beauty of this riverfront oasis inspire your dream retreat!

Essential Information

|        |           |
|--------|-----------|
| MLS® # | 000540    |
| Price  | \$349,000 |
| Acres  | 0.29      |
| Type   | Land      |
| Status | Sold      |

Community Information

|             |               |
|-------------|---------------|
| Address     | 540 Pecan St. |
| Subdivision | Canyon Corner |
| City        | Canyon Lake   |
| State       | Texas         |
| Zip Code    | 78133         |

Amenities

|                    |                        |
|--------------------|------------------------|
| Features           | Riverfront, Waterfront |
| Waterfront Type    | Guadalupe River        |
| Waterfront Footage | 33                     |
| Water Feature/View | Guadalupe River        |

Exterior

|                 |      |
|-----------------|------|
| Lot Description | 0.29 |
|-----------------|------|

School Information

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

Additional Information

|                           |    |
|---------------------------|----|
| Short Term Rental Allowed | no |
|---------------------------|----|