

\$6,995,000 - 2750 Fm 484, Canyon Lake

MLS® #1727172

\$6,995,000

3 Bedroom, 2.00 Bathroom, 1,951 sqft
Farm Ranch on 230.00 Acres

N/A, Canyon Lake, TX

Broken Cedar Ranch This is a beautiful property prime for development or someone who wants a sizable tract of prime real estate in the beautiful Texas Hill Country. Canyon Lake is roughly 1.5 miles due south as the crow flies, making it the perfect place for families to run to the lake on a hot summer day. It has 6,300 feet of paved road frontage on FM 484, making for plenty of room to add entrances to the property. AG EXEMPT Has a nice-sized pond that the owners have never seen dry, even in our most recent drought. IMPROVEMENTS 1950 sq ft house with 3 bedrooms and 2 bathrooms. There is a small covered back porch and a fence that goes around the house. In addition, there is a detached garage for cars, ranch vehicles, or other equipment. WILDLIFE/GAME: Whitetail, turkey, hogs, and dove One water well USE Farming/Ranching, Hunting, Development, Residential TOPOGRAPHY Flat shelves with Hill Country roll Flood Plain: 0% Room Sizes and Taxes are approximate

Built in 1970

Essential Information

MLS® #	1727172
Price	\$6,995,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,951
Acres	230.00
Year Built	1970
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active Option

Community Information

Address	2750 Fm 484
Area	2606
Subdivision	N/A
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Electricity
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School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Days on Market	731
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Listing Details

Listing Agent	Andrew Werner
Listing Office	Texas Ranch Kings Realty, LLC

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