

\$95,000 - 113 Sabella, Spring Branch

MLS® #1792873

\$95,000

Bedroom, Bathroom,
Land on 1.01 Acres

CASCADA AT CANYON LAKE, Spring
Branch, TX

Discover your ideal homesite in the heart of the Texas Hill Country with this exceptional 1-acre lot. Nestled on a peaceful cul-de-sac, the property boasts a level terrain adorned with majestic, mature trees offering both shade and privacy. Located within a gated community, residents enjoy exclusive access to outstanding amenities including a sparkling community pool, a tranquil river park perfect for fishing enthusiasts, and scenic jogging trails that wind through the breathtaking landscape. Whether you're envisioning a serene retreat or a vibrant family home, this prime lot presents a rare opportunity to build your dream residence in a coveted neighborhood renowned for its natural beauty and upscale living. Don't miss out on this chance to embrace the charm and luxury of Hill Country living at its finest.



Essential Information

MLS® #	1792873
Price	\$95,000
Acres	1.01
Type	Land
Sub-Type	Residential Lot
Status	Active Option

Community Information

Address	113 Sabella
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Area	2604
Subdivision	CASCADA AT CANYON LAKE
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	BBQ/Grill, Clubhouse, Controlled Access, Fishing, Jogging Trails, Lake, Lake/River Park, Playground/Park, Pond/Tank, Pool, Stream/River, Water Front Access
Utilities	Cable TV, Electric, Telephone, Water System

Exterior

Lot Description	Improved, Undeveloped, Wooded
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School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	July 15th, 2024
Days on Market	468
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Amy Carter
Listing Office	Carter Fine Homes

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