

\$49,900 - 000 Contour Dr, Spring Branch

MLS® #1794571

\$49,900

Bedroom, Bathroom,
Land on 0.25 Acres

Lake of the Hills West, Spring Branch, TX

Lake of the Hills West subdivision presents an excellent opportunity for those seeking a harmonious blend of natural beauty. Nestled close to Highway 281 and merely a short drive from the vibrant city of San Antonio, this .25 acre lot offers the perfect balance between convenience and tranquility. The minimal restrictions in the subdivision make it even more appealing, providing flexibility for future homeowners or investors to build and customize their properties according to their unique visions. The voluntary HOA and no city taxes further enhance the affordability and attractiveness of this location. The subdivision boasts several amenities that cater to both recreation and relaxation and short term vacation rental friendly. A small wet-weather lake or pond and a playground with a BBQ area provide ideal spots for family gatherings and outdoor activities. The picturesque Hill Country views, ranging from 25' to 35' as captured in drone photos, add to the scenic allure of the property. With electric and water service available in the area, future residents can look forward to modern conveniences while still enjoying the rustic charm of this serene enclave. Centrally located between prominent Texas cities such as San Antonio, New Braunfels, San Marcos, Austin, Fredericksburg, and Boerne, Lake of the Hills West is perfect for day trips to various cultural, historical, and recreational attractions. This strategic location makes the lot an excellent candidate for a forever home or a potential



income-generating property, catering to visitors seeking a peaceful retreat with easy access to Hwy 281, beautiful Canyon Lake, The guadalupe River, Schlitterbahn, and Six Flags.

Essential Information

MLS® #	1794571
Price	\$49,900
Acres	0.25
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	000 Contour Dr
Area	3100
Subdivision	Lake of the Hills West
City	Spring Branch
County	Blanco
State	TX
Zip Code	78070

Amenities

Amenities	None
Utilities	Cable TV, Electric, Other

Exterior

Lot Description	Undeveloped
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School Information

District	Blanco
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	July 20th, 2024
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Days on Market	463
Zoning	3100

Listing Details

Listing Agent	Tamra Duarte
Listing Office	Keller Williams Realty Round Rock

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