

# \$199,000 - 1740 Demi John Bend, Canyon Lake

MLS® #1829537

**\$199,000**

Bedroom, Bathroom, 106,286 sqft  
Land on 2.44 Acres

PARADISE ON THE GUADALUPE, Canyon Lake, TX

Welcome to 1740 Demi John Bend Road, a prime opportunity to build your dream home on a sprawling 2.4 acre lot in beautiful Paradise on the Guadalupe in Canyon Lake, TX. Nestled in a serene setting, this property offers access to a private river park, perfect for leisurely strolls and enjoying nature. Embrace the tranquility and create your own oasis in this picturesque location. Don't miss the chance to make this exceptional property your own!



## Essential Information

MLS® #	1829537
Price	\$199,000
Square Footage	106,286
Acres	2.44
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

## Community Information

Address	1740 Demi John Bend
Area	2603
Subdivision	PARADISE ON THE GUADALUPE
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

## **Amenities**

Amenities Stream/River, Bike Trails, Lake/River Park, Water Front Access  
Utilities Electric, Telephone, Cable TV

## **Exterior**

Lot Description Other

## **School Information**

District Comal  
Elementary Call District  
Middle Call District  
High Call District

## **Additional Information**

Date Listed December 16th, 2024  
Days on Market 323  
Zoning RESIDENTIAL

## **Listing Details**

Listing Agent Brittany Simpson  
Listing Office Compass RE Texas, LLC.

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