

\$185,000 - 1009 Malbec Loop, Canyon Lake

MLS® #1832271

\$185,000

Bedroom, Bathroom,
Land on 2.36 Acres

ALTO LAGO 1, Canyon Lake, TX

Welcome to Cordova Bend, a private gated community in the heart of the Hill Country! Discover the perfect canvas for your dream home on this 2.36-acre lot with a terrific cleared space for building. Surrounded by stunning Hill Country views and mature trees, this property offers serene retreat with all the modern conveniences. With no city taxes you enjoy lower costs of living. No required build time means you can plan your dream home at your own pace. Underground utilities provide clean and unobstructed views. Just a short walk to Canyon Lake access, this property is part of a vibrant community featuring a lakefront park with lake access. Explore hiking and biking trails, relax in the pavilion with picnic tables and restrooms, or enjoy amenities like a big-screen TV, fire pit and recreational toys. Easy access to all that Canyon Lake offers and within an hour drive of San Antonio. This is Hill Country living at its finest-don't miss your chance to own this exceptional lot!

Essential Information

MLS® #	1832271
Price	\$185,000
Acres	2.36
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active



Community Information

Address	1009 Malbec Loop
Area	2603
Subdivision	ALTO LAGO 1
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133-3030

Amenities

Amenities	Controlled Access, Lake, Water Front Access, BBQ/Grill, Jogging Trails, Lake/River Park, Other
Utilities	Water System, Electric, Telephone, Cable TV

Exterior

Lot Description	Undeveloped, Partial Cleared
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School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	January 3rd, 2025
Days on Market	289
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Jeanne Fraga
Listing Office	Vintage Oaks Realty

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