

\$159,000 - 3520 Comal Spgs, Canyon Lake

MLS® #1846185

\$159,000

Bedroom, Bathroom,
Land on 2.12 Acres

Mountain Springs Ranch, Canyon Lake, TX

Follow Drive to Building area already cleared
****Build Your Dream Home in Mountain Springs Ranch!**** Nestled in the highly sought-after ****Mountain Springs Ranch**** community, this stunning property offers the perfect blend of ****tranquility and convenience****. Enjoy ****breathtaking Hill Country views****, ****majestic oak trees****, and a ****peaceful setting**** just ****30 minutes from San Antonio**** and ****10 minutes from Spring Branch****. Adjacent to a ****nature preserve and hiking trail****, this prime homesite provides ****complete privacy**** from the main road. The ****surrounding tree line**** creates a secluded retreat, while a ****natural game trail**** brings ****wild deer right to your doorstep****-it's not uncommon to find yourself gently herding them just to park on the build site! Residents enjoy fantastic amenities, including ****three pools, a clubhouse****, and ****easy access to Canyon Lake's boat ramps****. Plus, you're just minutes from ****top-rated Comal ISD schools, HEB, Walmart, and a variety of shopping and dining options****. Don't miss this rare opportunity to build in one of the Hill Country's most desirable communities!

Essential Information

MLS® #	1846185
Price	\$159,000
Acres	2.12



Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	3520 Comal Spgs
Area	2603
Subdivision	Mountain Springs Ranch
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Neighborhood Pool, Other - See Remarks
Utilities	Water System, Electric, Telephone, Cable TV
Has Pool	Yes

Exterior

Lot Description	Wooded, Other, Partial Cleared
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School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	March 1st, 2025
Days on Market	246
Zoning	R

Listing Details

Listing Agent	Eddie Mullins
Listing Office	Legendary Realty

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