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

MLS® #1846185

\$159,000

Bedroom, Bathroom, Land on 2.12 Acres

Mountain Springs Ranch, Canyon Lake, TX

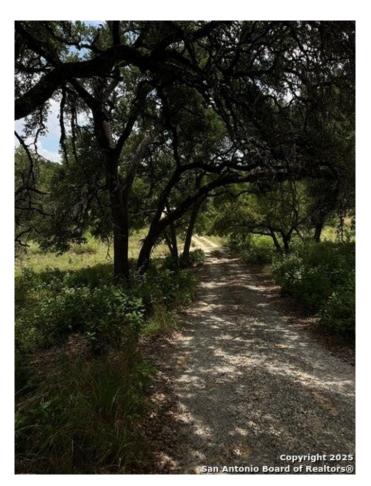
Follow Drive to Building area already cleared **Build Your Dream Home in Mountain Springs Ranch!** Nestled in the highly sought-after **Mountain Springs Ranch** community, this stunning property offers the perfect blend of **tranguility and convenience**. Enjoy **breathtaking Hill Country views**, **majestic 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

Acres

MLS® # 1846185 Price \$159,000

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

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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