

# \$400,000 - 1015 Pristine Pkwy, Canyon Lake

MLS® #1849684

**\$400,000**

Bedroom, Bathroom,  
Land on 1.32 Acres

PARADISE ON THE GUADALUPE, Canyon  
Lake, TX

Unique Lot on the Texas Hill Country..... The lifestyle you deserve. This is undoubtedly, one of the greatest luxurious 1.32 acres in the Texas hill country clients don't want to miss out on! Breathtaking views, impressive scenery, and magnificent night skies. Take advantage of Paradise on the Guadalupe's well-maintained amenities which includes 90 acres of biking/walking trails, exclusive river access for kayaking/canoeing, an amphitheater, and access to the river lounge which includes a kitchen & bar. Don't miss the chance to own this slice of heaven!

## Essential Information

|          |                 |
|----------|-----------------|
| MLS® #   | 1849684         |
| Price    | \$400,000       |
| Acres    | 1.32            |
| Type     | Land            |
| Sub-Type | Residential Lot |
| Status   | Active          |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1015 Pristine Pkwy        |
| Area        | 2603                      |
| Subdivision | PARADISE ON THE GUADALUPE |
| City        | Canyon Lake               |
| County      | Comal                     |
| State       | TX                        |



|          |       |
|----------|-------|
| Zip Code | 78133 |
|----------|-------|

### **Amenities**

|           |                                                                                                                                 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Dock, Fishing, Clubhouse, Playground/Park, Controlled Access, Stream/River, Jogging Trails, Water Front Access, Lake/River Park |
| Utilities | Water System, Electric, Telephone, Cable TV                                                                                     |
| View      | Guadalupe River                                                                                                                 |

### **Exterior**

|                 |        |
|-----------------|--------|
| Lot Description | Wooded |
|-----------------|--------|

### **School Information**

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Bill Brown      |
| Middle     | Smithson Valley |
| High       | Smithson Valley |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 233              |
| Zoning         | RESIDENTIAL      |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Agent  | Alma Garcia         |
| Listing Office | RE/MAX Alamo Realty |

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