

\$89,500 - 1144 Brook Valley Dr, Canyon Lake

MLS® #1865429

\$89,500

3 Bedroom, 3.00 Bathroom, 2,214 sqft
Residential on 0.23 Acres

Tanglewood Shores, Canyon Lake, TX

Great Hill Country Views and Fabulous Breezes from this potential 2-story house with PARTIAL CONSTRUCTION. This was to be the retirement home of an elderly San Antonio gentlemen, but he recently passed away before being able to see his dream come to true. This sale comes WITH existing plans/specs in place for a 3 bedroom/ 3 bath 2 story home with a 2 car garage. Everything currently on site has been paid for and there are no outstanding liens on this property. The family has simply decided that they do not wish to continue with the project. There are both a 2 story and 1 story version available for flexibility. The GOOD NEWS? A great deal of the high dollar items have already been completed. The lot has been cleared, the plans/specs have been paid for and are in hand, the enormous concrete slab has been poured as per plans and specs and the electric/plumbing stub outs have been installed as per plans, the EXPENSIVE, drip Aerobic Septic System has been installed and comes with a 3 year maintenance plan. The Water meter is in place. This project is ideal for someone who wants input on finish-outs but doesn't want to go through the whole design process. This is an ideal time for someone to jump in and finish out their Canyon Lake, Hill Country DREAM HOME. Plans available for review if you want to get bids on cost to complete. Great BUILDER Opportunity! This subdivision has a mandatory POA that currently does NOT allow STRs. Annual Fee is



\$24 unless you want access to the community pool and then there is an additional fee (\$75 annually, but please verify with POA) Please feel free to show and walk the property AT YOUR OWN RISK. There is construction debris on site and the concrete slab is rather high to access. Please notify the Agent in advance of showing.

Built in 2023

Essential Information

MLS® #	1865429
Price	\$89,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,214
Acres	0.23
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Other
Status	Price Change

Community Information

Address	1144 Brook Valley Dr
Area	2607
Subdivision	Tanglewood Shores
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Pool, Park/Playground, Basketball Court
Parking	Two Car Garage
Pool	None

Interior

Appliances	Not Applicable
Heating	Other
Cooling	Not Applicable
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Other
Lot Description	County View, Level
Roof	Other
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	May 9th, 2025
Days on Market	172
HOA Fees	24.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Cynthia Griffin
Listing Office	SAXET Realty, Inc

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