

\$138,900 - 1772 Demi John Bend, Canyon Lake

MLS® #1868781

\$138,900

Bedroom, Bathroom,
Land on 1.04 Acres

PARADISE ON THE GUADALUPE, Canyon
Lake, TX

Ready to construct your dream home-this lot offers breathtaking views from both the front and back. The 220-foot-wide lot is entirely usable, almost flat, requiring minimal foundation work. With over 50 oak trees, you can enjoy sunrise in the backyard and afternoon shade. It is located outside the flood plain, and utilities (water and electric) are already in place. The property backs up to a large estate, ensuring privacy from neighbors. Paradise on the Guadalupe, complete with neighborhood amenities and park access, is ready for you.



Essential Information

MLS® #	1868781
Price	\$138,900
Acres	1.04
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active



Community Information

Address	1772 Demi John Bend
Area	2603
Subdivision	PARADISE ON THE GUADALUPE
City	Canyon Lake
County	Comal
State	TX

Zip Code	78133
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Amenities

Amenities	Clubhouse, Controlled Access, Jogging Trails, Bike Trails, Fishing, Lake/River Park, Other, Stream/River, Water Front Access
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Utilities	Water System, Electric, Telephone, Cable TV
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Exterior

Lot Description	Partial Cleared
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School Information

District	Comal
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Elementary	Call District
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Middle	Call District
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High	Call District
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Additional Information

Date Listed	May 21st, 2025
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Days on Market	166
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Zoning	RESIDENTIAL
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Listing Details

Listing Agent	Matthew Pierce
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Listing Office	Anders Pierce Realty
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