

# \$39,000 - 268 Scenic Hills, Canyon Lake

MLS® #1873988

**\$39,000**

Bedroom, Bathroom,  
Land on 0.12 Acres

SCENIC HEIGHTS, Canyon Lake, TX

Build your Hill Country escape on this charming .12-acre lot nestled in the quiet and welcoming Scenic Heights subdivision! Located just off FM 2673, this property offers unbeatable convenience - just minutes from shopping, dining, and all the beauty of Canyon Lake. With no clearing done yet, it's a blank canvas ready for your vision, and it even features a beautiful Madrone tree for natural character and shade. Enjoy the flexibility of a minimum 600 sq ft build requirement, allowing you to create anything from a cozy getaway to a full-time residence. Plus, guest houses are allowed, giving you options for hosting or rental income. Whether you're dreaming of a weekend retreat or a full-time Hill Country lifestyle, this lot is the perfect starting point!

## Essential Information

|          |                 |
|----------|-----------------|
| MLS® #   | 1873988         |
| Price    | \$39,000        |
| Acres    | 0.12            |
| Type     | Land            |
| Sub-Type | Residential Lot |
| Status   | Active          |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 268 Scenic Hills |
| Area        | 2603             |
| Subdivision | SCENIC HEIGHTS   |



|          |             |
|----------|-------------|
| City     | Canyon Lake |
| County   | Comal       |
| State    | TX          |
| Zip Code | 78133       |

### **Amenities**

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Playground/Park                             |
| Utilities | Water System, Electric, Telephone, Cable TV |

### **Exterior**

|                 |                     |
|-----------------|---------------------|
| Lot Description | Undeveloped, Wooded |
|-----------------|---------------------|

### **School Information**

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | STARTZVILLE     |
| Middle     | Mountain Valley |
| High       | Canyon Lake     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 145            |
| Zoning         | RESIDENTIAL    |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Agent  | Ashlee Montgomery        |
| Listing Office | Keller Williams Heritage |

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