

\$130,000 - 1712 Demi John Bend Rd, Canyon Lake

MLS® #1875498

\$130,000

Bedroom, Bathroom,
Land on 1.67 Acres

PARADISE ON THE GUADALUPE, Canyon
Lake, TX

**PRICED TO SELL, LOWEST PRICE IN THE
NEIGHBORHOOD!! MOTIVATED SELLER!!!**

Set against the backdrop of panoramic Hill Country views, this 1.67-acre homesite in Paradise on the Guadalupe offers the perfect canvas for your custom dream home, vacation retreat, or luxury investment-where nature, serenity, and resort-style amenities come together. Riverfront community in the heart of the Texas Hill Country. This future home site offers breathtaking panoramic views, mature oak trees, and ample space to build your custom dream home, vacation getaway, or luxury spec property. With a gentle slope and wide footprint, the lot is ideal for adding a pool, guest house, or outdoor living areas. Enjoy exclusive community amenities including over 1.5 miles of private Guadalupe River access, a scenic kayak launch, hiking and biking trails, and 93 acres of beautifully maintained parkland. The Paradise River Lounge-a one-of-a-kind amenity-features a resident-only clubhouse with kitchen, bar, and gathering space for events or watching the game. Choose your own builder and timeline with no required start date. Just minutes from Canyon Lake, top-rated wineries, golf courses, and Hill Country favorites like New Braunfels, Gruene, and Boerne-plus under an hour to both San Antonio and Austin. This rare opportunity offers peaceful Hill Country living with convenience, lifestyle, and long-term value.

****See other listing of to be built home MLS#**



1889397**

Essential Information

MLS® #	1875498
Price	\$130,000
Acres	1.67
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	1712 Demi John Bend Rd
Area	2603
Subdivision	PARADISE ON THE GUADALUPE
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Clubhouse, Fishing
Utilities	None

Exterior

Lot Description	Undeveloped, Wooded
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School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	June 13th, 2025
Days on Market	142
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Tiffany Stevens
Listing Office	Forward Real Estate

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