

\$850,000 - 1712 Demi John Bend, Canyon Lake

MLS® #1889397

\$850,000

3 Bedroom, 3.00 Bathroom, 2,663 sqft

Residential on 1.67 Acres

PARADISE ON THE GUADALUPE, Canyon Lake, TX

To-be-built modern farmhouse on a scenic 1.67-acre lot in the gated riverfront community of Paradise on the Guadalupe. This one-story 2,663 SF design is tailored for 55+ living, with 3 beds, 2.5 baths, a study/flex room, open-concept kitchen with island seating, vaulted ceilings, and a large cathedral-style back patio. Split layout offers a private primary suite with spa-style bath and walk-in closet, plus two guest rooms with walk-in closets and a dual-vanity bath. This plan can be modified or fully customized to fit your lifestyle-add a casita, 3-car garage, or start from scratch. Room dimensions and layout depend on final plan selected; all builds must be ACC-approved with a 2,600 SF minimum. Gently sloped lot with mature oaks, panoramic views, and Canyon Lake Water Supply (no well needed). Community amenities include private Guadalupe River access, 93-acre park, clubhouse, kayak launch, and trails. Convenient to Canyon Lake, Gruene, New Braunfels, and San Antonio. Turnkey price includes lot, home, site prep, driveway, and septic. SEE MLS #1875498 - LOT ONLY ALSO AVAIL FOR 130k.



Essential Information

MLS® #	1889397
Price	\$850,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,663
Acres	1.67
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

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

Amenities

Amenities	Waterfront Access, Clubhouse
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Island Kitchen, Walk-In Pantry, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Attic - Permanent Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector, Propane Water Heater, Not Applicable
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Cement Fiber
Exterior Features	Patio Slab, Covered Patio
Lot Description	1 - 2 Acres, Wooded, Sloping
Roof	Other
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	July 25th, 2025
Days on Market	101
HOA Fees	900.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Tiffany Stevens
Listing Office	Forward Real Estate

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