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

MLS® #1889397

\$850,000

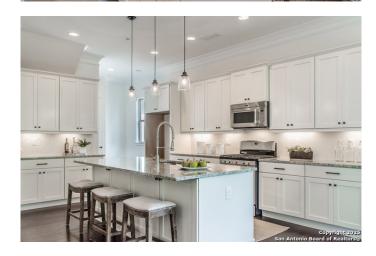
3 Bedroom, 3.00 Bathroom, 2,663 sqft Residential on 1.67 Acres

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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