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US
LAND

40 VALLEY RIDGE
LAKE TX

County
County
\$60,000 | COMAL COUNTY, TX 78133

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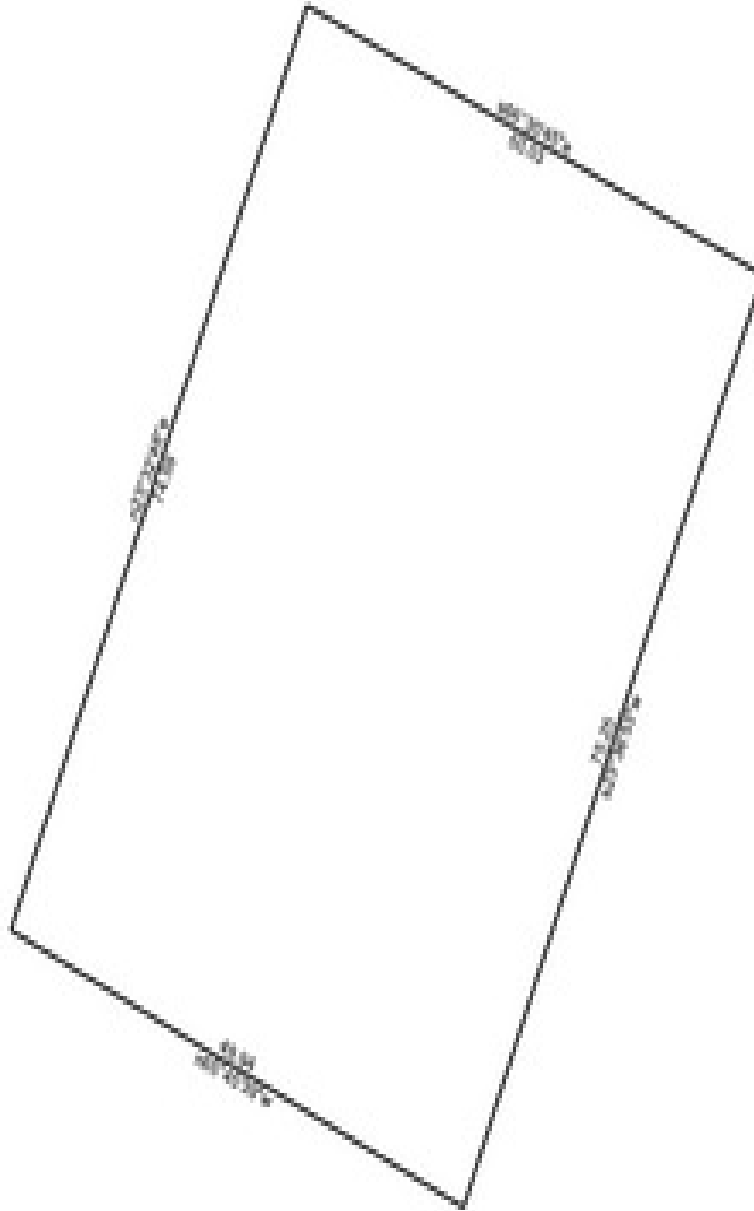
VALLEY RIDGE CANYON



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4/24/2022

Scale: 1 inch= 15 feet

File: LOT504-MC.ndp

Trait 1: 0.0880 Acres (3745 Sq. Feet), Closure: s13.1415e 0.01 ft, (142530), Perimeter=250 ft

01 n66.3645e 50.03
02 s23.3653e 75.25
03 s65.4520e 49.94
04 s23.3246e 74.59

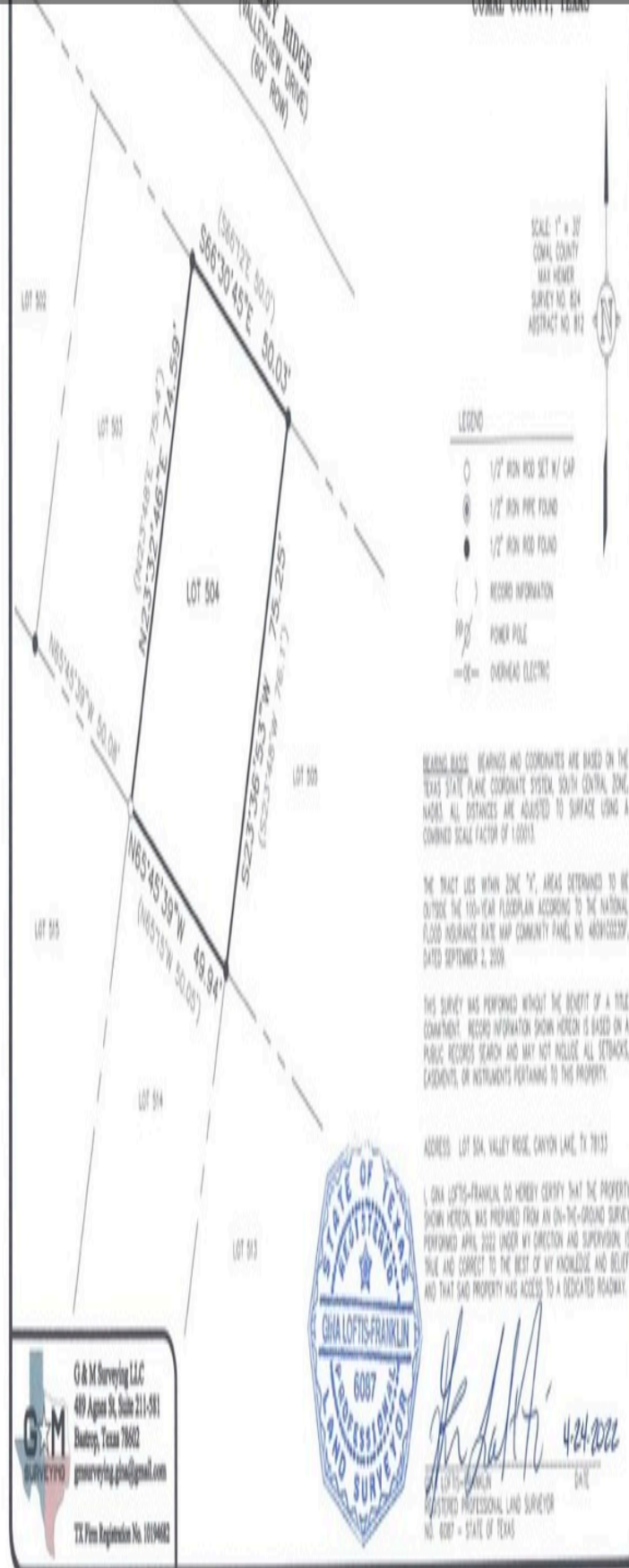
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SURVEY OF LOT 504,
SCENIC HEIGHTS UNIT 2,
RECORDED IN VOLUME 2, PAGE 38,
PLAT RECORDS OF
COMAL COUNTY, TEXAS



G & M Surveying LLC
489 Aspen St, Suite 211-SH1
Bluders, Texas 78602
gsurveying@gmail.com
TX Perm Registration No. 0119482

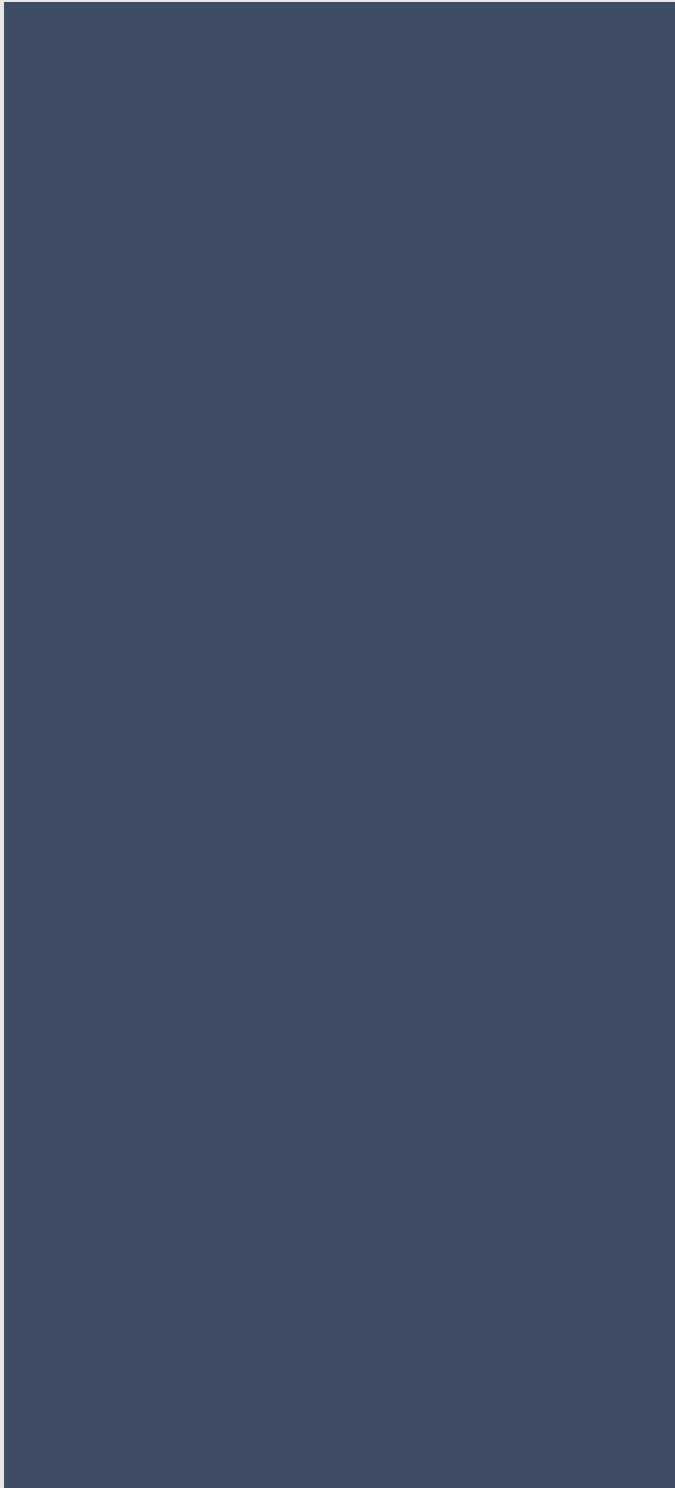
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\$60,000 | COMAL COUNTY, TX 78133





While this is not our property, we are able to represent you as a buyer and would love to set up a showing for you.

PROPERTY DETAILS

Status:Available

Type:undeveloped-land

MLS #:1662912

PROPERTY DESCRIPTION

This beautiful hill country lot in the desirable Canyon Lake community of Scenic Heights is a must see. This lot is conveniently located near the Guadalupe River, Canyon Lake, tubing & White Water Amphitheater. Close to everything; yet away from it all! Bring your ideas and build your dream retreat! Many opportunities to choose from, investors welcome!

COMMUNITY INFORMATION

Address:740 Valley Ridge Canyon Lake, TX
78133

County:Comal

City:Canyon Lake

Subdivision:Scenic Heights

Zip Code:78133

SCHOOL INFORMATION

School System:Comal

High School:Canyon Lake

Middle School:Mountain Valley

Elementary School:STARTZVILLE

PROPERTY FEATURES

Lot Size:0 Acres

Lot Improvements:Not Applicable/None

Location:In Subdivision

Restrictions:Call Broker
Trees:Few
Site/Area Features:None
Topography:Other
Utilities on Site:None
Frontage:None

TAX AND FINANCIAL INFO

Proposed Terms:Conventional,Cash,Other
Total Tax:445

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PROPERTIES YOU MAY BE INTERESTED IN

Sutton County, TX \$28,950,00011610.00 Acres

Blanco County, TX \$21,500,000844.00 Acres

Real County, TX \$19,950,0004365.00 Acres

Frio County, TX \$18,800,0002373.00 Acres

FREE PROPERTY EVALUATION

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