

# \$90,900 - 1474 & 1508 Rose Lane, Canyon Lake

MLS® #443318

**\$90,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1.47 Acres

Clearwater Estates 1, Canyon Lake, Texas

Two undeveloped residential adjacent lots in scenic hill country subdivision, Clearwater Estates. This subdivision is filled with lovely custom homes, plus guest house is allowed. Enjoy the neighborhood park. Paved roads, private water supply, septic required, building restrictions with a min. sf 1,600 and masonry / stucco requirements. No Manufactured homes allowed. Close to lake activities, restaurants, boat ramps, & parks. Comal Independent School District. Just minutes away from New Braunfels, Gruene, Wimberley and San Marcos. Enjoy relaxing hill country living on combined lots approximately 1.4 Acres with just over 350 ft of road frontage. Verify boundaries with the seller provided existing survey, utilities, HOA, restrictions and other important factors.

## Essential Information

MLS® #	443318
Price	\$90,900
Bathrooms	0.00
Acres	1.47
Type	Land
Sub-Type	Residential
Status	Active

## Community Information

Address	1474 & 1508 Rose Lane
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Subdivision	Clearwater Estates 1
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

### **Amenities**

Utilities	Electricity Available
Features	Park
View	None

### **School Information**

District	Comal ISD
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### **Additional Information**

Date Listed	June 25th, 2021
HOA Fees	280.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Texas Premier Realty
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