

# \$315,000 - 444 Herauf Drive, Canyon Lake

MLS® #449495

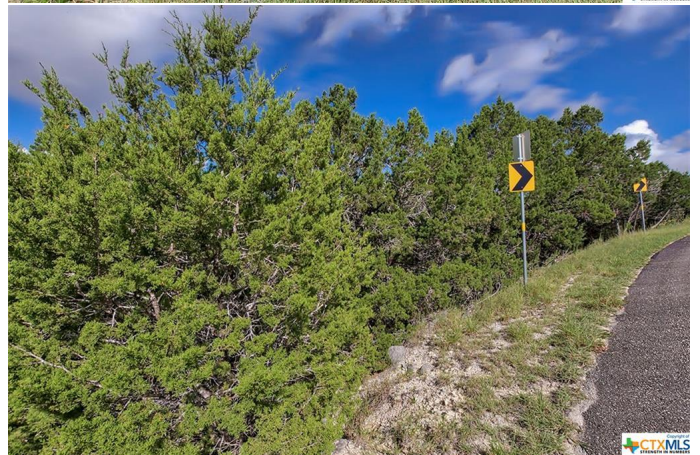
## \$315,000

0 Bedroom, 0.00 Bathroom,  
Land on 4.36 Acres

Clearwater Estates 1, Canyon Lake, Texas

These beautiful lots in Canyon Lake can be bought together for \$315,000 or separate for \$69,999. The lots slope down from front to back with a seasonal creek at the bottom of the property. Large live oak on the middle lot. If bought all together, this would make for an incredible circular driveway! Two of the larger lots have been partially cleared. Minimum home requirement is 1650 sq. feet with 75% Masonry construction required. Restrictions, 3 existing surveys, and area plat map are available in associated documents. Come stop by and check out these gorgeous views, your future home site awaits you! Follow this link to see video footage.

<https://youtu.be/qyUklakoACo>



## Essential Information

MLS® #	449495
Price	\$315,000
Bathrooms	0.00
Acres	4.36
Type	Land
Sub-Type	Residential
Status	Active

## Community Information

Address	444 Herauf Drive
Subdivision	Clearwater Estates 1
City	Canyon Lake

County	Comal
State	Texas
Zip Code	78133

### **Amenities**

Utilities	Electricity Available
Features	None

### **School Information**

District	Comal ISD
Elementary	Mountain Valley Elementary
Middle	Mountain Valley Middle School
High	Canyon High School

### **Additional Information**

Date Listed	September 8th, 2021
HOA Fees	0.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Weichert Realty - Corwin
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