

20376 FM 306, Canyon Lake, Texas 78133

Listing ID: **2177289** LP: **\$625,000**

NEW



Recent Change: **08/29/2022 :: ->A**

Address: [20376 Fm 306](#) **Std Status:** **A/LAND**
City: Canyon Lake, Texas 78133 **County:** Comal
Parcel #: [378769](#)
Subdivision: N/A
Legal Desc: A-795 SUR- 909 B S & FORWOOD, ACRES 6.47
Tax Blk: **Tax Lot:** 0 **MLS Area:** CM
Sch Dist: [Comal ISD](#) **Elem:** [Rebecca Creek](#)
Mid or JS: [Mountain Valley Middle](#) **High:** [Canyon Lake](#)
Type: Single Lot **Arch Aprv:**
Lot Sz Acres: 6.470 **\$/Acres:** \$96,599.69
Lot Sz Dim: **Lot Sz SF:** 281,833

General Information

WaterFront: No/None
FEMA Flood: No
Horses: No/None **ETJ:** See Remarks
Disclosures: None **Endanger Sp:**
Restrictions: None **Builder Res:** No

Exterior Information

Comm Allow: No **Corrals:** **Sheds:**
Fencing: **Surf Wtr:** No
Lot Feat: Cleared, Few Trees
Community Feat: None
Other Structures: None
View: Hill Country **Minerals:** See Remarks

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell **Listing Svc:** Full Service
Spl List Cond: None
Disclosures: None
Docs Avail: Survey
Comm Feat: None

Utility Information

Water Src: Well **Sewer:** Septic Needed **Gnd Wtr Con:**
Utilities: See Remarks

Financial Information

Estimated Tax: \$8,300 **Tax Annl Amt:** **Tax Year:** 2022
Tax Exempt: None **Tax Assess Val:** \$462,430 **Tax Rate:** 1.7949
Special Assess: **Possession:** Close Of Escrow, Funding
Buyer Incentive: None
Accept Finance: Cash, Conventional
Prefr'd Title Co. 1845 Title

Showing Information

Occupant Type: **Owner Name:** Greg Lee
Showing Reqs: Go, Sign on Property
Showing Instr: Vacant Land GO
Directions: South on IH35 to San Marcos, exit 202 then right on RR12 for approx 11 miles, left onto Farm to Market 32/Ranch to Market 32, left onto FM3424 S, Turn right onto FM306 to property on the left.

Remarks

Private Remarks: Offers received after 5pm on Friday will be presented the following business day. or questions after 5pm please text/call LA #2 (Jason Dayton 210-325-8090) for fastest response. ***PREFERRED TITLE 1845 Title 512-402-3300**

Public Remarks: UNRESTRICTED ACREAGE in the heart of the water recreation area of Canyon Lake in the Texas Hill Country. Just one mile from Canyon Lake. Property has 3 phase electric in place, 2 electric access points, in the front and back plus almost 3/4 fencing. Septic is needed. Just 2 miles from Canyon Lake, 30 mins to New Braunfels, Wimberley, San Marcos and approximately 11 miles to Hwy 281 Hwy 281 and 16 miles to IH 35, centrally located for added convenience!

Agent/Office Information

List Agent: [567369/Chris Watters](#) **LA Phone:** (512) 646-0038 **LA Fax:** (512) 277-5104
List Office: [5827/Watters International Realty](#) **LO Phone:** (512) 646-0038 **Sub Ag:** 3.00% / **Buy Ag:** 3.00%
DR Name: Chris Watters **LO Phone:** (512) 646-0038 **LO Fax:** (512) 532-9473
LO Address: 8240 N Mopac Austin, Texas 78759
LA Email: listings@wattersinternational.com **Bonus:** **List Date:** 08/29/2022
Own Name: Greg Lee **Exp Date:** 02/28/2023
CDOM 35 **ADOM:** 0 **OLP:** \$625,000
Intrmdry: Yes **VarComm:** No

List Det URL:

TCD:
Int List Display: Yes

VT Branded: <https://www.tourfactory.com/3021914>

VT Unbranded: <https://www.tourfactory.com/idxr3021914>

Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com

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