

Note that any changes you have made to photos will not display until you click Save Changes

Agent Report



Addr: 20376 Fm 306
Status: **DRF**
Area: 2606
Int.St./Dir: From 1604 go north on 281 for approx 22 miles, right on FM306 for approx 11 miles, then left to property
Subdivision: N/A
City: Canyon Lake
County: Comal
Legal: A-795 SUR- 909 B S & FORWOOD, ACRES 6.47
Lot Size: 6.47
Sch: Comal
Elem: Rebecca Creek
Middle: Mountain Valley
High: Canyon Lake
Class: LA
Grid:
List Price: \$625,000
Type: LTACR
AdSf:
Lot: 0
Block: 0
Lot Dimensions:
Sale/Rent:
Mo Lease:
Currently Leased:
Lease Expiration:

MLS #: DRF969957

Lot Description

Front Feet: 241
Depth Feet: 778
Total Acres:
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

Mand/Mult HOA: None/N
HOA Name:
HOA Fee / Freq / Trans Fee: //

Base Taxes

County: \$1,452.03
City: \$0
School: \$5,974.60
Other: \$873.69
Total:

Taxed by Mltpl Counties: No

Zoning: RESIDENTIAL

Financials

PrTerms: Conventional, Cash

Preferred Title Co.: 1845 Title

Owner: LEE GREGORY
List Agent: Christopher Watters
List Office: Watters International Realty
Ph to Show: 210-222-2227

567369
WTIR00
Lockbox
Type: None

Owner LREA/LREB: No
(512) 646-0038
(512) 646-0038
Showing
Contact: ShowingTime
SC/\$: 3%
BC/\$: 3%
Bonus:

AgentRmrks: 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**

Remarks: UNRESTRICTED ACREAGE in the heart of the water recreation area of Canyon Lake in the Texas Hill Country. So many potential uses. 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, approximately 11 miles to Hwy 281 and a little over an hour to either San Antonio or Austin!

Description: Undeveloped, Irregular, Partial Cleared
Utility Avail: Water System, Well Allowed, Electric, Telephone
Utility On Site: Electric
Site/Area Ft: Lake
Improvements: Fencing, County Road
Miscellaneous: No City Tax, Commercial Potential, Investor Potential
Septic: Required
Location: Hill Country View
Frontage: County Road
Restrictions: Not Applicable/None

Terrain: Level, Gentle Slope
Trees: Few, Mature
Docs Avail: Survey
Green Features:

Contingent Info:

Contract Date:
Closing Date:
Sell Ofc:
Sale Trms:
Sell Concess:-
Selling Agent:

DOM/CDOM: /
Sell Points:
Sold Price:
SQFT/Acre:
Price per SQFT:
Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2022 by SAN ANTONIO BOARD OF REALTORS***