

# **\$1,500,000 - 1060 Demi John Bend Road 1, Canyon Lake**

MLS® #6935457

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## **\$1,500,000**

8 Bedroom, 5.00 Bathroom, 4,244 sqft  
Residential on 9.77 Acres

Monier Ranch 1, Canyon Lake, TX

CURRENTLY BEING OPERATED AS AN AIRBNB AND VRBO FOR THE LAST 4 YEARS, PLUS TWO OTHER RENTAL HOMES ON THE PROPERTY. MAIN HOUSE WAS ORIGINALLY SET UP AS A RETIREMENT HOME COMPLETE WITH ALL THE SAFETY FEATURES AND IS NINE BEDROOMS. HAS HAD AS MANY AS 23 PEOPLE THERE DURING A SHORT VACATION HOME. SELLER IS LEAVING EVERYTHING EXCEPT PERSONAL ITEMS INCLUDING FURNITURE, APPLIANCES, THE 5TH WHEEL RV THAT CAN ALSO BE RENTED. THE TWO OTHER HOMES ARE A 2 BDR 1 BATH AND 1 BDR WITH A LOFT AND 1 BATH, EACH RENT FOR \$1450.00 A MONTH BUT COULD BE ADDED TO VACATION STAY FOR EVEN MORE INCOME. IF YOU ARE LOOKING FOR A HOME FOR YOURSELF THIS IS IT. REMOVE A FEW WALLS AND CONVERT BACK TO A SINGLE-FAMILY DWELLING WITH HOMES FOR FAMILY MEMBERS OR RENTALS FOR ADDITIONAL INCOME. ALMOST 10 ACRES FENCED, CROSSED FENCED WITH GOOD SOIL, GRASS AND FEW ROCKS. GREAT FOR HORSES OR COWS. NO HOA. TWO CHICKEN COUPS PLUS A BARN. MATURE TREES INCLUDING PEAR, CREPE MYRTLES, OAKS AND MORE. VERY PRIVATE AREA BUT NEW MILLION DOLLAR HOMES GOING UP RIGHT DOWN THE ROAD. MORE AMENITIES AND READY FOR YOUR HOME,



VACATION STAY, BUSINESS, RANCH AND MORE. CLOSE TO GUADALUPE RIVER AND CANYON LAKE. PARADISE AWAITS YOU.

Built in 1993

### Essential Information

ListingFeed	abor_vow
MLS® #	6935457
List Price	\$1,500,000
Sale Price	\$1,500,000
Sale Date	December 27th, 2022
Bedrooms	8
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,244
Acres	9.77
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1060 Demi John Bend Road 1
Subdivision	Monier Ranch 1
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Connected
Features	None
Parking	Additional Parking, Circular Driveway, Common, Driveway, Electric Gate, Gravel, Off Street, Parking Lot, RV Access/Parking, Unpaved
View	Hills
Waterfront	None

**Interior**

Interior	Tile
Appliances	Built-In Electric Range, Dryer, Dishwasher, Exhaust Fan, Electric Range, Electric Water Heater, Ice Maker, Range, Water Softener, Vented Exhaust Fan, Washer
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric, Separate Meters
# of Stories	2
Stories	Two

**Exterior**

Exterior Features	Exterior Steps, Garden, Private Yard, RV Hookup
Lot Description	Agricultural, Back Yard, Cleared, Gentle Sloping, Rolling Slope, Sprinklers Automatic, Split Possible, Sprinklers Partial, Trees Large Size
Windows	Blinds, Window Coverings
Roof	Composition
Construction	Cement Siding
Foundation	Slab

**School Information**

District	Comal ISD
Elementary	Rebecca Creek
Middle	Smithson Valley
High	Smithson Valley