

# Client Full

MLS#: **419975 (Active)**

List Price: **\$130,000**

**84 Summit Ridge Trail Johnson City, TX 78636**

**New**



## Land Acreage

List Price: **\$130,000**

Orig Price: **\$130,000**

Price/SQFT:

Price/ACRE: **\$25,896.41**

County: **Blanco**

Elem. School:

High School:

Style:

# Stories:

Buildings: **None**

Zoning: **Residential**

Suitable Use: **Residential**

Topo/Land Desc: **5-10 Acres, Ag Exempt, Mature Trees, Open, Wooded-Partial**

First Right Refusal Option: **N/A**

Subdivision: **The Summit At Cypress Mill**

School District: **Johnson City ISD**

Middle School:

Apx Acreage: **5.020**

Legal Description: **THE SUMMIT AT CYPRESS MILL , LOT 84, ACRES 5.02**

Property ID: **R80796**

Geo ID: **SCM05**

Res Flooded:

Manufactured Allowed: **No**

In City Limits: **No**

Lot/Block: **84/**

HOA:

HOA Mandatory:

HOA Nm:

**Unknown**

ETJ:

**No**

HOA Term:

**Annual**

Lot Dimension:

Restricted:

Size Category:

Agri Exempt:

Total Tax Rate:

Waterfront: **No**

Water/Sewer: **Septic Required, Well on Property**

Fencing: **None**

Other Utilities: **Other-See Remarks**

Water Features/View: **None**

Miscellaneous:

Mineral Rights: **No**

Neighborhood Amenities: **Other-See Remarks**

Access/Road Surface: **Paved**

## Public Remarks:

**Gorgeous 5.02 acres with beautiful mature oaks throughout this lot. This awesome property is nice and level allowing for versatile building sites. Located in a very desirable gated subdivision (The Summit at Cypress Mill – established 2013), paved road access and wildlife exemption (Blackbuck Antelope) in place for reduced property taxes. You are within minutes of Johnson City, Blanco, and Marble Falls. There are sensible restrictions in place to protect your investment. Come take a look at the place to call home and enjoy the beauty of the Texas Hill Country with peaceful, dark, beautiful, star-filled night skies! If you want peacefulness, seclusion, and serenity, look no further!**

Directions: **Go approx. 3 miles north on Hwy 281 from Johnson city. Turn right on Cypress Mill. Go approx. 4 miles to the entrance on the left.**

Prepared By: Mary Elwell

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