

94 Summit Ridge Trail, Johnson City, Texas 78636

MLS #: 410814

Listing

MLS #: 410814 (Active)

List Price: \$240,000

94 Summit Ridge Trail Johnson City, TX 78636



Land Acreage

List Price: **\$240,000**
 Orig Price: **\$240,000**
 Price/SQFT:
 Price/ACRE: **\$23,976.02**
 County: **Blanco**
 Elem. School: **Lyndon B. Johnson ES**
 High School: **Lyndon B. Johnson HS**
 Style: **None**
 #Stories:
 Buildings: **None**
 Source SqFt: **Appr Dist**
 Zoning: **Residential**
 Suitable Use: **Residential**
 Topo/Land Desc: **Ag Exempt**

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

Subdivision: **The Summit At Cypress Mill**

School District: **Johnson City ISD**

Middle School: **Lyndon B. Johnson MS**

Apx Acreage: **10.010**

Year Built Src: **Appr Dist**

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Recent: **05/17/2020 : New Listing**

Legal Description: **THE SUMMIT AT CYPRESS MILL , LOT 94 , ACRES 10.01**

Property ID: **R80806**

Geo ID: **SCM94**

Lot/Block: **94/**

Res Flooded: **No**

Manufactured Allowed: **No**

In City Limits: **No**

ETJ: **No**

HOA: **Yes**

HOA Mandatory: **Yes**

HOA Nm: **Unknown**

HOA Amt: **\$638.00**

HOA Term: **Annl**

Lot Dimension:

Restricted: **Yes**

Size Category:

Agri Exempt: **Yes**

Total Tax Rate: **1.6833**

Waterfront: **No**

Owner(s) Legal Name: **Michael R & Lynn R Galyen**

Owner Phone-if applicable:

ByrAgyComp: **3%**

Sub Agy:

Earnest Money:

Also For Rent: **No**

Additional MLS#:

Documents on File: **Other-See Remarks**

Possession: **At Closing, Funding**

Special: **As Is**

How Shown/Occupancy: **Appointment Only, Call Listing Agent**

Proposed Terms: **Cash, Conventional**

Foreclosure: **No**

Owner LREA: **No**

Var Compensation:

Prospects Exempt: **No**

Short Sale: **No**

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

Fencing: **None**

Other Utilities: **Other-See Remarks**

Water Features/View: **None**

Miscellaneous: **Subdivision Restrictions**

Mineral Rights: **No**

Neighborhood Amenities: **None**

Access/Road Surface: **Paved**

Public Remarks:

This beautifully terraced 10.01-acre property allows for versatile building sites. Gorgeous mature oaks can be found throughout this large lot. Each of these terraced spaces has its own unique view with peacefulness and serenity. An expansive view of the beautiful Texas Hill country awaits you. 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!

Agent Only Remarks:

Gated subdivision – call agent and will meet you. See attached Declaration of Covenants, Conditions and Restrictions – The Summit at Cypress Mill Property Owners' Association.

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.**

List Date: **05/17/2020**

DOM: **10** CDOM: **10**

Internet: **Yes**

Disp Addr: **Yes**

Allow AVM: **No**

Allow Cmts: **No**

Expiration Date: **11/17/2020**

Off Market Date:

Pending Date:

IDX: **Yes**

Listing Office: **(2038) The Damron Group REALTORS**

List Agent: **Mary Elwell**

Main Phone: **(512) 392-7653**

Agent Email: **maryannelwell@gmail.com**

Contact #: **(512) 757-4167**

[Click on the arrow to view History](#)

Prepared By: Mary Elwell

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