

# 05 Summit Ridge Trail, Johnson City, Texas 78636

MLS #: 410834

## Listing

MLS #: 410834 (Active)

List Price: \$180,000

05 Summit Ridge Trail Johnson City, TX 78636



### Land Acreage

List Price:	<b>\$180,000</b>	First Right Refusal Option:	<b>N/A</b>
Orig Price:	<b>\$180,000</b>	Subdivision:	<b>The Summit At Cypress Mill</b>
Price/SQFT:		School District:	<b>Johnson City ISD</b>
Price/ACRE:	<b>\$22,528.16</b>	Middle School:	
County:	<b>Blanco</b>	Apx Acreage:	<b>7.990</b>
Elem. School:		Year Built Src:	<b>Appr Dist</b>
High School:			
Style:	<b>None</b>		
#Stories:			
Buildings:	<b>None</b>		
Source SqFt:	<b>Appr Dist</b>		
Zoning:	<b>Residential</b>		
Suitable Use:	<b>Residential</b>		
Topo/Land Desc:	<b>Ag Exempt, Mature Trees, Open, Partially Wooded</b>		

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Recent: **05/18/2020 : New Listing**

Legal Description: **THE SUMMIT AT CYPRESS MILL , LOT 05 , ACRES 7.99**

Property ID:	<b>R80717</b>	Geo ID:	<b>SCM05</b>	Lot/Block:	<b>5/</b>
Res Flooded:	<b>No</b>	Manufactured Allowed:	<b>No</b>	ETJ:	<b>No</b>
HOA:	<b>Yes</b>	HOA Mandatory:	<b>Yes</b>	HOA Amt:	<b>\$638.00</b>
HOA Term:	<b>Annl</b>	HOA Nm:	<b>Unknown</b>	Agri Exempt:	<b>Yes</b>
Lot Dimension:		Restricted:	<b>Yes</b>	Size Category:	
Total Tax Rate:	<b>1.6833</b>	Waterfront:	<b>No</b>		

Owner(s) Legal Name:	<b>David Moring &amp; The Estate of Flora Moring</b>	Owner Phone-if applicable:	
ByrAgyComp:	<b>3%</b>	Sub Agy:	
Earnest Money:		Also For Rent:	<b>No</b>
Documents on File:	<b>Aerial Photos</b>	Additional MLS#:	
Special:	<b>As Is</b>	Possession:	<b>At Closing, Funding</b>
Proposed Terms:	<b>Cash, Conventional</b>	How Shown/Occupancy:	<b>24 Hour Notice, Appointment Only, Call Listing Agent</b>
Owner LREA:	<b>No</b>	Foreclosure:	<b>No</b>
Var Compensation:		Short Sale:	<b>No</b>
Prospects Exempt:	<b>No</b>		

Water/Sewer:	<b>Septic Required, Well Required</b>	Fencing:	<b>None</b>
Other Utilities:	<b>Other-See Remarks</b>		
Water Features/View:	<b>None</b>		
Miscellaneous:	<b>Subdivision Restrictions</b>		
Mineral Rights:	<b>No</b>		
Neighborhood Amenities:	<b>Other-See Remarks</b>		
Access/Road Surface:	<b>Paved</b>		

### Public Remarks:

**This beautifully terraced 7.99-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 county 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:	<b>05/18/2020</b>	DOM:	<b>9</b>	CDOM:	<b>9</b>	Internet:	<b>Yes</b>	Disp Addr:	<b>Yes</b>	Allow AVM:	<b>No</b>	Allow Cmts:	<b>No</b>
Expiration Date:	<b>11/18/2020</b>	Off Market Date:		Pending Date:		IDX:	<b>Yes</b>						

Listing Office: **(2038) The Damron Group REALTORS**  
Main Phone: **(512) 392-7653**

List Agent: **Mary Elwell**  
Agent Email: **maryannelwell@gmail.com**  
Contact #: **(512) 757-4167**

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Prepared By: Mary Elwell

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