

# Highlights & Features

- Spectacular views & sunsets. See for miles from the large back porch and patio. See downtown Johnson City (5 miles away) from upper balcony.
- \*All 10 acres pipe fenced, yard around the house pipe fenced as well as cross fenced. Cost \$85k in 2012.
- \*Large windows all over the home for great views.
- \*Open living area concept with beautiful 26 ft ceilings
- \* Great easy care scored concrete flooring.
- \*Metal barn 30X50 with 10X10 rollup door. Lean-to 20X50 with 12ft ceiling.
- \*Private deck off the MB for morning coffee.
- \*Very quite neighborhood. No highway noise, great for walking or bicycling.....virtually no traffic.
- \*Low association fees.
- Private Pedernales river access only 5 minutes away. Association owns 15 acres along the river with picnic and camping area.