MLS #: T99432A (Active) List Price: $325,000 (17 Hits) **Lot 5 S Cielo Vista Ct Fredericksburg, TX 78624**

Type: Multi-Family Residential, Gated Subdivision
Best Use: Residential
Topography: Sloped, Few Trees, Views
Surface Cover: Brushy
Views: Yes
Apx $/Acre: 0
Lot/Tract #: 5

Original List Price: $325,000
Area: County-Southwest
Subdivision: The Preserve at Chula Vista Ranch
County: Gillespie
School District: Fredericksburg
Distance From City: 10-15 miles
Property Size Range: 6-10 Acres
Apx Acreage: 7.7400
Seller's Est Tax: 9.11
Showing Instructions: Vacant, Other-See Remarks
Days on Market 2

Tax Exemptions: Ag **Taxes w/o Exemptions:** $3,816.61 **Tax Info Source:** CAD **CAD Property ID #:** 181693 **Zoning:** None
Flood Plain: No **Deed Restrictions:** Yes **Easements:** None Known **Road Maintenance Agreement:** No
HOA: Yes **HOA Fees:** 1000.00 **HOA Fees Pd:** Yearly
Items Not In Sale:
Documents on File: Survey/Plat, Deed Restrictions, Aerial Photo

Water: None
Sewer: None
Utilities: CTEC Electric Available
Access/Location: Paved
Minerals: None

Improvements: None
Misc Search: None
Fence: Wire, Partial

TrmsFin: Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No
Title Company: TBD **Attorney:** **Refer to MLS#:**

Location/Directions: Take Hwy 16 S towards Kerrville, take a right on Tivydale Rd (FM2093) for 7.5 miles. Entry for The Preserve at Chula Vista Ranch is on right hand side just past Eagle's Landing neighborhood.

Owner: Steve and Glenda Wood

Legal Description: PRESERVE@ CHULA VISTA RANCH LOT 5, 7.74

Instructions: Call ShowingTime at 800-746-9464 to schedule a showing.

Public Remarks: Discover breathtaking views and serene Hill Country living on this exceptional 7.74-acre lot in The Preserve at Chula Vista Ranch, a gated rural subdivision just 10–15 minutes from downtown Fredericksburg. Situated on a sloping, partially wooded hillside, this property offers multiple ideal building sites surrounded by natural beauty and long-range views. A subdivision-wide grazing lease maintains your Ag exemption, keeping taxes impressively low. Whether you're envisioning a peaceful retreat or your forever home, Lot 5 delivers privacy, stunning vistas, and the best of country living with the convenience of nearby town amenities.

Agent Remarks:
Withdraw Comments:
Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No
Office Broker's Lic #: 547594

Listing Office: Portfolio Real Estate - KW (#:1462)
Main: (830) 997-6041
Mail Address 1: 804 S. Adams St
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Jill Tabor (#:12)
Agent Email: jill@jilltabor.com
Contact #: (830) 456-8115
License Number: 0562308

Information Herein Deemed Reliable but Not Guaranteed
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