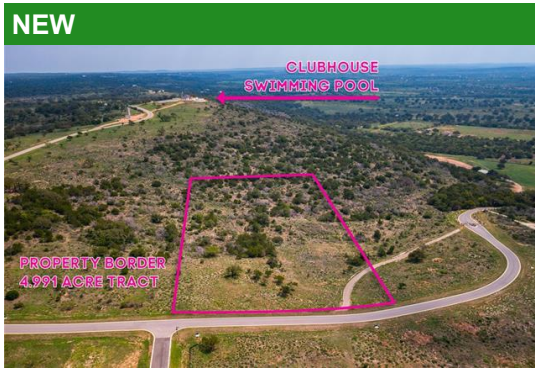


Lot 4 Big Creek Rnch, Kingsland, Texas 78639

Listing ID: 9276233 **LP:** \$399,000

Recent Change:09/21/2022 : ->A

NEW



Address: [Lot 4 Big Creek Ranch](#) **Std Status:** A/LAND
City: Kingsland, Texas 78639 **County:** Burnet
Parcel #: [03173010000004000](#)
Subdivision: Big Crk Ranch Ph 1
Legal Desc: S3173 BIG CREEK RANCH LOT 4, PHASE 1, 4.991
Tax Blk: **Tax Lot:** 4 **MLS Area:** BU
Sch Dist: [Marble Falls ISD](#) **Elem:** [Highland Lake](#)
Mid or JS: [Marble Falls](#) **High:** [Marble Falls](#)
Type: Single Lot **Arch Aprv:**
Lot Sz Acres: 4.991 **\$/Acres:** \$79,943.90
Lot Sz Dim: **Lot Sz SF:** 217,408

General Information

WaterFront: No/See Remarks **Water Body:** Lake Lyndon B. Johnson
FEMA Flood: Yes-500 yr
Horses: No/None **ETJ:** See Remarks
Disclosures: None **Endanger Sp:**
Restrictions: Deed Restrictions **Builder Res:** No
Road Surface: Asphalt, Curb/Gutter

Exterior Information

Type Hm Allow: Approval Required, See Remarks **Barns:** **Garage:**
Comm Allow: No **Corrals:** **Sheds:**
Fencing: **Surf Wtr:** No
Lot Feat: Curbs, Few Trees, Gentle Sloping, Native Plants, Public Maintained Road, Views
Community Feat: Clubhouse, Controlled Access, Fishing, Fitness Center, Gated, Lake, Park, Pool, Sundek
Other Structures: Pool House
View: Hill Country, Lake, Panoramic **Minerals:** None

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell **Listing Svc:** Full Service
Spl List Cond: None
Disclosures: None
Docs Avail: Deed Restrictions, Survey
Comm Feat: Clubhouse, Controlled Access, Fishing, Fitness Center, Gated, Lake, Park, Pool, Sundek
Comm Web: <https://www.bigcreekranchtx.com/>

Utility Information

Water Src: Public **Sewer:** Septic Needed **Gnd Wtr Con:**
Utilities: Electricity Available, Internet-Fiber, Phone Available, Underground Utilities, Water Available

Financial Information

HOA YN: Yes **HOA Name:** Big Creek Ranch **HOA Fee/Freq:** \$1,500/Annually
Estimated Tax: \$4,201 **Tax Annl Amt:** **Tax Year:** 2022
Tax Exempt: None **Tax Assess Val:** \$18,966 **Tax Rate:** 1.5872
Assoc Require: Mandatory **Transfer Fee:**
HOA Fee Incl: Security **Possession:** Close Of Escrow, Funding
Special Assess:
Buyer Incentive: None
Accept Finance: Cash, Conventional
Prefr'd Title Co. 1845 Title

Showing Information

Occupant Type: **Owner Name:** Francesco & Karen Zizzo
Showing Reqs: Call First - Go, Sign on Property
Showing Instr: Vacant Land - Call LA Mindy Smith at 512-657-6990 for entry gate info
Contact Name: Mindy Smith **Contact Phone:** 512-657-6990
Contact Type: Agent **Show Service Ph:**
Directions: **GPS will not get you there. Please follow these directions** Take 1431 West towards Kingsland, Right on Mill Creek Rd, Left on Cedar Ridge Trail, Call for Gate Code, Lot 4 is about 1/4 mile on the right side of road. - Located about 7 miles from the Marble Falls HEB

Remarks

Private Remarks: **GPS will not get you there. Please follow these directions** Take 1431 West towards Kingsland, Right on Mill Creek Rd, Left on Cedar Ridge Trail, Call for Gate Code, Lot 4 is about 1/4 mile on the right side of road. - Located about 7 miles from the Marble Falls HEB Call/Text LA Mindy Smith to discuss this amazing opportunity! 512-657-6990 Buyer Agent Bonus (SIC) see attached...Offers received after 5pm on Friday will be presented the following business day. For questions after 5pm please text/call LA #2 (Mindy Smith 512-657-6990) for fastest response. ***PREFERRED TITLE 1845 Title - 512-402-3300 orders@1845title.com***

Public Remarks: A truly spectacular community with views for miles sitting above the Highland Lakes. We welcome you to come plan your dream. Full time or Lot 4 is 5 acre with an easy to build on site. 5-acre lot in BIG CREEK RANCH sold out subdivision! Phase 1 lot #4- in the most desirable part of Big Creek Ranch! Gated community! High speed Fiber Cable,

Water, & Electricity all in place! Soak in the breathtaking sweeping high 50- mile views! 45 minutes from Austin this Kingsland property offers country living at its finest, but near shopping, restaurants, and of course the lakes. Enjoy the breeze that the higher elevation offers with spectacular views of Lake Buchanan, the Colorado River, Lake Marble Falls and Inks Lake! And it gets better... On property clubhouse with a huge double tier infinity edge pool that you can overlook all the scenic views. Work out before you jump in the pool in the state-of-the-art fitness center. An outdoor Amphitheatre is currently being built! For the nature lover, Big Creek Ranch is ideal! Enjoy the miles of a beautiful live water creek with gorgeous waterfalls and plunge pools. Don't miss your opportunity to own 5-acres of completely improved, one of a kind piece of heaven in Central Texas.

Agent/Office Information

List Agent:	567369/Chris Watters	LA Phone:	(512) 646-0038	LA Fax:	(512) 277-5104
List Office:	5827/Watters International Realty	LO Phone:	(512) 646-0038	Sub Ag:	3.00% / Buy Ag: 3.00%
LA 2 Agt:	693431/Mindy Smith	LA 2 Phone:	(512) 657-6990		
DR Name:	Chris Watters	LO Phone:	(512) 646-0038	LO Fax:	(512) 532-9473
LO Address:	8240 N Mopac Austin, Texas 78759				
LA Email:	listings@wattersinternational.com	Bonus:		List Date:	09/21/2022
Own Name:	Francesco & Karen Zizzo			Exp Date:	05/31/2023
CDOM	91	ADOM:	0	OLP:	\$399,000
Intrmdry:	Yes	VarComm:	No	TCD:	
List Det URL:				Int List Display:	Yes
VT Branded:	https://www.tourfactory.com/3023268				
VT Unbranded:	https://www.tourfactory.com/idxr3023268				
Listing Will Appear On:	AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com				