

\$1,314,999 - 217 Trail Crest Drive, Johnson City

MLS® #1975109

\$1,314,999

3 Bedroom, 2.00 Bathroom, 2,470 sqft
Farms and Ranches on 13.76 Acres

Sandy Oaks, Johnson City, TX

A rare opportunity to own in the beautiful subdivision of Sandy Oaks. Wind through the gated entrance through the beautiful oak trees to the home on a paved road. Sit on the screened back porch and look at the magnificent hill country while watching the butterflies fly around the many butterfly plants in the butterfly garden. The previous owner was a butterfly enthusiast and has been nurturing them for years to come and nest at this home. A separate barn exists for tractor and possible RV storage. Tractor and mower available for sale with the home or purchase depending on the offer. A greenhouse exists but needs some work to get it up and running. A second tiny building makes a lovely art studio or play area. The majority of the 13.737 acres has been cleared of cedar and is 100% fenced. A wildlife exemption plan is in place and will need to be continued by the new owner.



Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	1975109
List Price	\$1,314,999
Sale Price	\$1,135,000
Sale Date	June 14th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	2,470
Acres	13.76
Year Built	2001
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	217 Trail Crest Drive
Subdivision	Sandy Oaks
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

Amenities

Utilities	Cable Available, Electricity Connected, Propane, Phone Available, Sewer Not Available, Underground Utilities, Water Connected
Features	Common Grounds/Area, Gated
Parking	Driveway, Electric Gate, Garage Faces Front, Garage, Gated, Paved, RV Access/Parking
# of Garages	2
Garages	Garage Door Opener
View	Hills, Panoramic, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Dryer, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Water Softener Owned, Trash Compactor, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Family Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Entrance
Lot Description	Agricultural, Back Yard, Cleared, Cul-De-Sac, Front Yard, Level, Native Plants, Private, Many Trees, Views
Windows	Blinds, Drapes
Roof	Composition
Construction	Stone Veneer
Foundation	Slab

School Information

District	Johnson City ISD
Elementary	Lyndon B Johnson
Middle	Lyndon B Johnson
High	Lyndon B Johnson (Johnson City ISD)