

# \$1,330,000 - 322 Cypress View Drive, Johnson City

MLS® #5934916

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## \$1,330,000

3 Bedroom, 4.00 Bathroom, 3,386 sqft  
Residential on 10.43 Acres

The Summit At Cypress Mill, Johnson City, TX

VIEW VIEW VIEW! it will be hard to beat this BEAUTIFUL Hill Country view from an AMAZING 2017 custom built 3,386 sf home with a detached FULLY insulated 3 car oversized (1,092 sf) garage/workshop! This 10.43 acre property is a TRUE GEM. The beautiful 3 bedroom, 2 full bath, and 2 half bath home has a large office/study, separate formal dining room, gorgeous open concept kitchen and living room (including gas fireplace). This well thought out home has SO many custom features including an abundance of big closets and storage space. The view from the master bedroom, kitchen and living room is breathtaking. Once you step onto the back porch (685 sf covered) you are transformed into a luxury retreat including an outdoor kitchen and wet bar. There is a granite island showcasing a sink and built in Firemagic dual gas and charcoal grill. An amazing solar heated infinity pool with hot tub, and gas fire pit are also part of this relaxing retreat! In ceiling radiant heaters are installed in a wonderful seating area on the covered back porch along with 3 ceiling fans, custom outdoor lighting, beautiful path lighting, outdoor speakers, and MORE! You can truly enjoy the amazing outdoor view and amenities YEAR ROUND. There is a bathroom and shower at the end of porch for use when outdoor entertaining and swimming - no more wet feet coming into the house after a relaxing swim! A whole house automatic generator has been installed - no worries



during power failures. This home is located in the very desirable gated The Summit at Cypress Mill subdivision w/ underground utilities, and wildlife exemption is 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 and enjoy the beauty of the Texas Hill Country with peaceful, dark, beautiful, star-filled night skies! If you want peacefulness and serenity, look no further!

Built in 2017

### **Essential Information**

ListingFeed	abor_vow
MLS® #	5934916
List Price	\$1,330,000
Sale Price	\$1,347,000
Sale Date	March 16th, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,386
Acres	10.43
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	322 Cypress View Drive
Subdivision	The Summit At Cypress Mill
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

## **Amenities**

Utilities	Electricity Connected, Underground Utilities, Propane
Features	See Remarks, Trails/Paths
Parking	Detached
# of Garages	3
View	Hills, Trees/Woods
Waterfront	None
Has Pool	Yes

## **Interior**

Interior	Carpet, Tile
Appliances	Built-In Gas Oven, Built-In Gas Range, Bar Fridge, Dishwasher, Gas Range, Microwave, Range, Ice Maker
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

## **Exterior**

Exterior Features	Barbecue, Gas Grill, Outdoor Grill
Lot Description	See Remarks, Trees Large Size, Views, Pie Shaped Lot
Windows	Shutters
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

## **School Information**

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