



ML#: **7511154** Area: **HD** Status: **A/LOT**
 Address: **16670 Goldenwood WAY** List Price: **\$165,000**
 City: **Austin , TX , 78737** County: **Hays**
 PID: **113210000062B04**
 Subdiv: **Goldenwood Sec II**
 Map: **0**
 Legal: **GOLDENWOOD SEC II, LOT 62B, ACRES 5.05**
 ISD: **Dripping Springs ISD**
 Elem A: **Rooster Springs** Elem B: **N/A**
 Mid/Int: **Dripping Springs Middle** Jr HS: **N/A**
 9/HS: **N/A** Sr HS: **Dripping Springs**
 Type: **Single Lot** ETJ: **Yes**
 Acres: **5.050** Land SQ: Lot Size:
 \$/Acre: **\$32,673.27** FEMA: **No**
 Lot Desc: **Public Maintained Road, Sloped, Wooded**

Recent Change: 09/21/2014 : NEW

General Information		
Topography: Varied	Creek:	Easements:
Soil: Caliche	Endngrd: No	Mineral: See Agent
Home Allow: Approval Required, Site Built	View: Fields, Woods	Garages:
Bldr Restrict: No Zoned: Yes	Barns:	Sheds:
Arch Appr: Yes Commercial: No	Corrals:	Blk Shuttle:
Livestock: No Gated: No	Blk Mtr/LR:	
Horses: No /0 Surface Wtr: No	Str Srfce: Blacktop	
Waterfront: No	Wtr Accss: /None	
Trees: Large (Over 40 Ft), Medium (20 Ft - 40 Ft), Small (Under 20 Ft)	Fence: No Fence	
Amenities: See Agent		

Additional Information	
Sale Restrict: None	Fore/REO: No
Req'd Doc: Owner/Agent	
Docs Avail: Aerial Photos, Deed Restrictions, Soil Test, Survey, Topography Map	
Buildings: None	Prop Restrict: Yes /Building Size, Building Style, Covenant, Deed Restrictions, See Agent

Utilities	
Water: Well Needed	Sewer: Septic Needed
Utilities: Electricity Available, Phone Available	

Financial Information			
HOA Name: Goldenwood POA	HOA: \$60/Mandatory/Annually		
Est Tax: \$2,607 Tax Year: 2013	Actl Tax: \$2,607	Tax Rate: 2.0626	
Exempt: None	Pref Ttl Co: Independence Title	Possess: Funding	
Financing: Cash, Conventional			

Showing Information	
Directions: S on Mopac, continuing on Hwy 45, it dead ends into FM 1826; turn left onto FM 1826 and continue for 7.8 miles to Crystal Hills Dr.; turn left, drive up the hill for .8 miles, then turn right onto Goldenwood Way continue for 1.25 miles, property on right.	
Ag Remarks: This 5.05 Acre Lot offers a cleared, ideal building site towards the front of the lot, perfectly oriented for Green Building. Goldenwood is an ideal subdivision for those who value the sound of the wind moving through the tree tops, the night sky, wildlife sightings and a live and let live style of living. The back, approximately three acres is heavily wooded and is an ideal setting for a family park. Enjoy the benefit of the exemplary Dripping Springs ISD while accessing the Mopac from FM 1826.	
Show Instr: Call First - Go	Accss Inst: See Remarks
Lockbox: None	Security: Sign: Yes

Office Information			
List Agent: 520471/Marjory Gentsch	Agent Ph: (512) 917-1162	Ag Fax:	
List Office: 4762/Hill Country Green Team	Office Ph: (512) 858-9609	Sub Ag: 0.0%	
List Ag 2:	LA 2 Ph:	Buyer Ag: 3.0%	
Own Name: Christopher F & Marjory L Gentsch	Own Ph: 512-858-9609	Bonus:	
	Oth Ph: 512-917-1162	List Date: 09/21/2014	
Agent Email: marjory@hillcountrygreenteam.com	ADOM: 0	Exp Date: 03/21/2015	
Intrmdry: No VarComm: No	CDOM: 0	OLP: \$165,000	





Information Deemed Reliable But Not Guaranteed. Buyer Must Verify. Copyright: 2014 ACTRIS

