

For Sale on Market

**\$536,940**

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## 332 ONE RIVER PT, JOHNSON CITY, TX 78636

ONE OF THE FINEST WATERFRONT OFFERINGS IN JOHNSON CITY! Beautiful gated and exclusive community (total of 15 lots). This nearly 10 acre lot provides plenty of space to spread out and add multiple structures. It has great long views and build sites above the flood plain with a view of the river. A unique feature is the 400 linear feet of riverfront on the Pedernales River which is one of the few limestone bottom rivers in Texas typically providing "crystal" clear water. The Pedernales River is non-navigable and so has little public access (no tubers) and virtually no river trash. As such, the property line extends to the middle of the river and there are deep holes, channels and rapids along this section which adds character. There is approximately 1600' of land from the street to the edge of the river. This lot is located at or near the end of the street for privacy and seclusion. The property has been selectively cleared to showcase the natural beauty of the river & hill country!

### GENERAL DESCRIPTION

**Subdivision:** One River Point  
**Property Type:** Lots  
**Lotsize:** 410,335  
**Maintenance Fee:** \$150 / Annually  
**MLS# / Area:** SA1644189



Presented By  
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Century 21 Lucky Money

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Listing Broker  
The Damron Group, REALTORS

332 One River Pt, Johnson City, TX 78636

Visit <https://www.har.com/SA1644189> for more information