

589 WATERWAY LANE

Additional Info

In the survey, you'll notice Waterway Lane cuts across the lot as it does on many of the waterfront lots in the neighborhood. Waterway Lane is an easement that runs across the lot. About 0.5 acres of the lot is below Waterway Lane on the waterfront side of the street, and the rest of the lot is up above Waterway Lane. You can build on either or both sides of the street.

A 90 ft wide section of the lot has been cleared on the waterfront side of the lot. There is some additional uncleared area on both sides of the current clearing. The lot is about 200 ft wide at the street. Most of the area above Waterway Lane has not been cleared.

A local insurance agent confirmed that flood insurance is not required as the special flood hazard area Zone AE ends at the shoreline.

LCRA has already approved a general concept plan that includes a home, well, and septic tank below Waterway Lane on the waterfront side of the lot and a septic drain field up above Waterway Lane. If you prefer to build a home above Waterway Lane instead of below though, that could be an option as well.

The stone blocks were placed along Waterway Lane simply for safety reasons to prevent vehicles from potentially veering off the road and down into the lot. The stones can be removed and replaced with something different by the new owner.

Please feel free to go see the property anytime. There is a little white sign nailed to a tree on the lot with "589" written on it. The sign is near the street and should be easy to spot. The gate code to neighborhood if the gate happens to be locked is 7596.