

# **\$1,200,000 - 15215 Fm 32, Blanco**

MLS® #4745079

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## **\$1,200,000**

3 Bedroom, 2.00 Bathroom, 1,788 sqft  
Residential on 10.00 Acres

N/A, Blanco, TX

WHAT A RARE FIND!! 10 Unrestricted with a Custom-Built Home and Guest Barn Dominium. You get to enjoy the driveway that meanders to the private and secluded home with the BIG HILL COUNTRY VIEWS! This one story 3 Bedroom 2 Bath home has a standing seam metal, with huge front and back porches, attractive landscape and rocked sidewalks. An open stacked cut rock fireplace and cathedral ceilings with massive wooden beams are highlights in the open concept of the living room, kitchen and dining ares. Granite counter tops and a large island with sitting adorn the kitchen area along with under cabinet lightingake this kitchen a very comfortable and warm place to entertain.

The 2 Bedroom and 1 bath detached guest barndominium has a full kitchen, living and it's own laundry room, making it perfect for your guest or even a possible rental for extra income.

Both homes have a central water softener in the barn. The barn has a great workshop set-up, with lots of storage over the living area and space to park your truck. There is a small shed on the north side of the cattle pens that could be used as an additional animal shelter or extra parking. The water well has a pump with a working windmill and storage tank. A wildlife exemption plan is in place with the neighboring 100+/- Acres. Please ask for



more details.

What a great location! Convenient to Blanco, Canyon Lake, and Wimberley, Texas. Less than one hour to Austin or San Antonio, TX.

Built in 2012

### Essential Information

ListingFeed	abor_vow
MLS® #	4745079
List Price	\$1,200,000
Sale Price	\$1,100,000
Sale Date	December 2nd, 2021
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,788
Acres	10.00
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	15215 Fm 32
Subdivision	N/A
City	Blanco
County	Comal
State	TX
Zip Code	78606

### Amenities

Utilities	Electricity Connected, Sewer Connected, See Remarks, Water Connected
Features	None
Parking	Electric Gate, Guest, Gravel, Kitchen Level, Oversized, Private, See Remarks
# of Garages	2

View	Hills
Waterfront	None

### **Interior**

Interior	Laminate, Tile
Appliances	Dryer, Dishwasher, Free-Standing Electric Range, Microwave, Refrigerator, Range Hood, See Remarks, Washer
Heating	Central, Electric, Fireplace(s), Wood
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Entrance, Private Yard, See Remarks
Lot Description	Agricultural, Cleared, Sloped Down, Flag Lot, Front Yard, Private, Rolling Slope, Many Trees, See Remarks, Trees Large Size, Views
Windows	Screens, See Remarks
Roof	Metal
Construction	HardiPlank Type, See Remarks
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Rebecca Creek
Middle	Mountain Valley Middle
High	Canyon Lake