

\$2,800,000 - 844 Trail Rock Road, Johnson City

MLS® #6548475

\$2,800,000

4 Bedroom, 4.00 Bathroom, 4,428 sqft
Residential on 10.73 Acres

Pedernales, Johnson City, TX

Over 568' feet of Pedernales River Frontage. Swimming holes, natural springs. One of the best spots along the river with a park like setting all along the rivers edge. The main home built by Richard Laughlin of Fredericksburg features over 2888 sqft., 2 bedrooms and 2 full baths. Open floor plan with the perfect mix of reclaimed and modern materials. Long leaf pine floors, reclaimed doors, barn beams, truly a Hill Country Masterpiece. Large open kitchen with wonderful cabinet storage. Private Den, Secondary Flex Room, and amazing outdoor porch that wraps around into the ultimate party den with outdoor kitchen, truly and entertainers dream! The guest home features over 1540 sqft. and has a large porch overlooking the river. Characterized as a Dogtrot home, the guest house has a large open breezeway that runs through the middle of the house with 2 separate living areas. One living area serves as the bedroom wing and the other area is the family room and kitchen. Vaulted ceilings, stained concrete floors, stone fireplace, and enormous amount of custom cabinet built ins can be found in the guest home. A separate hot tub sits in an enclosed greenhouse off the guest house. Large 2 car detached garage with workshop area and 2nd floor loft above that has its own air conditioner for climate controlled storage and a versa lift elevator to lift all those heavy boxes. Minutes to the Johnson City square and easy access to US 290 or 281 for convenience to Austin or



San Antonio.

Built in 2013

Essential Information

ListingFeed	abor_vow
MLS® #	6548475
List Price	\$2,800,000
Sale Price	\$2,700,000
Sale Date	February 15th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,428
Acres	10.73
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	844 Trail Rock Road
Subdivision	Pedernales
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

Amenities

Utilities	Above Ground Utilities, Propane, Other, Underground Utilities, Water Connected
Features	None
Parking	Attached Carport, Door-Multi, Door-Single, Driveway, Garage, RV Carport, Garage Faces Side, Workshop in Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills, River, Trees/Woods

Is Waterfront Yes
Waterfront River Front, Waterfront

Interior

Interior Carpet, Concrete, Tile, Wood
Appliances Dishwasher, Free-Standing Gas Range, Disposal, Microwave, Self Cleaning Oven, Water Softener
Heating Central, Propane
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Glass Doors, Propane
of Stories 2
Stories Two

Exterior

Exterior Features Balcony, Exterior Steps, Gas Grill, Outdoor Grill, Rain Gutters
Lot Description Cleared, Sloped Down, Gentle Sloping, Landscaped, Native Plants, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Views, Xeriscape
Windows Double Pane Windows, Screens, Window Coverings, Wood Frames, Window Treatments
Roof Metal
Construction Board & Batten Siding, Cedar, Frame, HardiPlank Type, Stone, Spray Foam Insulation
Foundation Pillar/Post/Pier, Slab

School Information

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