

# \$1,650,000 - 445 Bobbe Lane, Blanco

MLS® #6742310

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## \$1,650,000

3 Bedroom, 4.00 Bathroom, 2,487 sqft  
Residential on 12.66 Acres

Rural, Blanco, TX

A serene unrestricted Riverside Paradise! Exquisitely designed by architect Val Dunis, this lovely property is complete with over 900 feet of frontage on the Little Blanco River. Sitting high above the river and surrounded by tall trees, the home features large windows for taking in the picturesque views. Granite floors, hand painted tile, onyx, alabaster vessel sinks, Italian marble and birch woodwork throughout. Enjoy a private swimming pool and hot tub with plenty of seating room and a swim deck for sunbathing. Enjoy seasonal water sports, Kayak, hike, fish & swim close by the house to. Firepit, greenhouse, workshop & separate studio too. Located in one of the best school systems. This immaculate home would suit multigenerational families to come.



Built in 2014

## Essential Information

ListingFeed	abor_vow
MLS® #	6742310
List Price	\$1,650,000
Sale Price	\$1,350,000
Sale Date	November 23rd, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,487
Acres	12.66

Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	445 Bobbe Lane
Subdivision	Rural
City	Blanco
County	Comal
State	TX
Zip Code	78606

### **Amenities**

Utilities	Electricity Available
Features	None
Parking	Assigned, Detached, Open, Off Street, Outside
# of Garages	2
View	Lake, River
Is Waterfront	Yes
Waterfront	River Front

### **Interior**

Interior	Stone, Tile
Appliances	Built-In Gas Range, Dryer, Dishwasher, Gas Cooktop, Disposal, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, See Remarks
Lot Description	Moderate Trees, Trees Large Size
Windows	Double Pane Windows
Roof	Composition

Construction	See Remarks, Stucco
Foundation	Pillar/Post/Pier, See Remarks

**School Information**

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