

\$1,299,000 - 3315 Ranch Road 1623 Road, Blanco

MLS® #8866624

\$1,299,000

3 Bedroom, 2.00 Bathroom, 1,780 sqft
Farms and Ranches on 5.39 Acres

na, Blanco, TX

Executive Summary:

Located 2.5 miles from the heart of Blanco, TX sits the scenic 6.6-acre Blanco River Retreat. This is a rare opportunity for an unrestricted river front property! Complete with a 1,780 sq.ft. home and 1,020 sq.ft. guest house providing accommodations for full-time residency, hosting large gatherings or Airbnb opportunities. The home offers views of the hill country and 432ft of Blanco River frontage.

The Blanco River Retreat is an exceptional property made-up of native vegetation as well as moderately cleared sections for pasture use. Highlighting the ranch's recreational value is over 432 ft of Blanco River frontage making up the southern boundary of the property. The Blanco River Retreat is very well maintained by current ownership and is a true turn-key Central TX Hill Country LIVE WATER Retreat sure to make new ownership proud!

Utilities:

- Water: Water Well
- Sewer: Septic
- Electric: PEC

Built in 1988

Essential Information

ListingFeed	abor_vow
MLS® #	8866624



List Price	\$1,299,000
Sale Price	\$1,299,000
Sale Date	May 20th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,780
Acres	5.39
Year Built	1988
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3315 Ranch Road 1623 Road
Subdivision	na
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	Cable Available, Electricity Available, See Remarks
Features	None
Parking	Additional Parking, Guest
View	Hills, River, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior	See Remarks
Appliances	See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	See Remarks
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, See Remarks
Lot Description	Cleared, Gentle Sloping, Native Plants, Private, Few Trees
Windows	See Remarks
Roof	Metal
Construction	Masonry, See Remarks
Foundation	Slab

School Information

District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco