

\$1,849,000 - 1277 Bluff Ridge Trail, Blanco

MLS® #1483865

\$1,849,000

3 Bedroom, 3.00 Bathroom, 4,952 sqft
Residential on 13 Acres

OUT OF COUNTY/SEE RE, Blanco, TX

Sophisticated Equestrian Estate on 13 + acres contiguous to an 80+/- acre nature preserve located in Hill Country's finest acreage community, Ranches of Brushy Top. 4950+/- sf of contemporary living space brimming with natural light and refined finishes. 3 spacious bedrooms include a tranquil master suite with library and master bath complete with soaking tub, walk in shower, and double sink antique vanity. Striking entertainer's kitchen offers an induction cooktop, commercial grade fridge, wine storage, and island bar top comprised of reclaimed wood from Churchill Downs in Louisville, KY. A 1144+/- sf secondary living area is positioned upstairs to take in extraordinary views of rolling hills and the sparkling 12+/- acre West Lake of Brushy Top. Below the main living floor lies an incredible walkout basement with inviting courtyard, ideal for additional workspace or wine cellar. 2300+/- sf Stunning Sand Creek Barn featuring 3 stalls, 80' x 70' arena, 280+/- sf workshop, tack room, and plenty of additional covered area for storage of trailers and farm equipment. 4 bay garage complex encompasses a dry pantry and rec room showcasing professional size pool table and half bath which opens to luxurious outdoor living showcasing grill chalet, roomy patio, and hot tub. 44k gal rain harvest system in place for premium water supply. The community, Ranches of Brushy Top, is an impressive high fenced 2000+ acre ranch dedicated to the preservation and appreciation



of native and exotic wildlife. Elk, Lechwe, Black Buck, Sika, Oryx, Rio Grande Turkey and more roam freely. Community amenities include gated entry, 2 impressive stocked lakes offering excellent fishing, swimming and kayaking paired with miles of trails for horseback riding, hiking or cruising in your UTV throughout the +/- 80 acre nature preserve. Utilities are underground including high speed internet. 1-D-1 Ag exemption and no city tax. Located 45 minutes from Austin and San Antonio.

Built in 2013

Essential Information

MLS® #	1483865
Price	\$1,849,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	4,952
Acres	13.14
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Ranch, Texas Hill Country
Status	Active Option

Community Information

Address	1277 Bluff Ridge Trail
Area	3100
Subdivision	OUT OF COUNTY/SEE RE
City	Blanco
County	Blanco
State	TX
Zip Code	78606-4812

Amenities

Amenities	Lake/River Park
Parking	Two Car Garage, Detached
Pool	Hot Tub

Interior

Interior	Three Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Study/Library, Game Room, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Room, Secondary Bedroom Down
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Central Vacuum, Electric Water Heater
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock
Lot Description	5 - 14 Acres, Ag Exempt, County Vlew, Horses Allowed, Other Water Access - See Remarks
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Blanco
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	September 17th, 2020
Days on Market	70
HOA Fees	950.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Anders Realty
----------------	---------------

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of the MLS of the San Antonio Board of Realtors®, and is updated as of November 26th, 2020 at 12:36pm CST (date/time). IDX

information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.