

# **\$1,800,000 - 9097 E Us 290 Highway, Johnson City**

MLS® #2438426

**\$1,800,000**

3 Bedroom, 2.1 Bathroom, 1,700 sqft  
Single-Family on 2 Acres

N/A, Johnson City, TX

Sale Includes Residence and Established Saloon.

Dally's Down Under is a well-established saloon that has been in business in Blanco County since 2008. Residing in the heart of the Texas Hill Country, this property is well-positioned between the booming towns of Dripping Springs, Johnson City and Blanco, Texas. The property boasts 290 feet of highway frontage. The main parking lot and motorcycle parking are made up of concrete pavers creating a upscale look and feel. As easily seen in the pictures, there are custom features at every turn!

Included in this Sale: The Saloon and a separate Custom Residence

The Saloon, residing on .3 acres, has 2700 SQF of air-conditioned space, an outside stage, outdoor bar and a covered patio from which to enjoy live music. Patrons that visit the saloon are greeted by warm finishes with the beautiful Texas cedar taking center stage.

The rock fireplace, giant US flag on the ceiling and large custom bar top will make any thirsty guest feel at home.

The custom-built owner's residence, residing on 2.3 acres, is a two story 2 bed / 3 bath home of approximately 1700 SQF. It includes a metal roof, an oversize garage and a custom paver driveway. There is an exercise room and



a loft that is used as an office complete with a bridge walkway to gain access. There is also a workshop, water softener, rainwater collection and a central vacuum system.

Electricity - PEC (one meter for the Saloon and one for the residence)

Water - one water well at 460'

Sewer – One septic system for the saloon and one for the residence

Propane - available to the Saloon and residence.

Built in 2007

### **Essential Information**

MLS® #	2438426
Price	\$1,800,000
Bedrooms	3
Bathrooms	2.1
Square Footage	1,700
Acres	2.30
Year Built	2007
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active
Days on Market	252

### **Water Feature/View**

View	Hills
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### **Community Information**

Address	9097 E Us 290 Highway
Area	BL
Subdivision	N/A
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

### **Amenities**

Utilities	Above Ground Utilities, Electricity Connected, Propane, Sewer Connected, Water Connected, Other
Features	See Remarks
Parking	Detached, Garage, Garage Faces Front, Lighted, Oversized, Paver Block, Private, See Remarks
# of Garages	2
Garages	Garage Door Opener

### **Interior**

Interior	Concrete, Vinyl
Appliances	Gas Range, Microwave, Refrigerator, Stainless Steel Appliance(s), Water Softener Owned
Heating	Central, Fireplace(s), Propane
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Permeable Paving, Private Entrance, Rain Gutters
Lot Description	Cleared, Gentle Sloping, Landscaped, Open Lot, Private
Roof	Metal
Construction	Blown-In Insulation, Brick, Block, Cedar, Glass, HardiPlank Type, Masonry, Concrete, Cement Siding
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	August 2nd, 2023
RE / Bank Owned	Yes

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