

\$499,500 - 105 Jacob Dearing St, Blanco

MLS® #1043204

\$499,500

3 Bedroom, 2.00 Bathroom, 2,179 sqft

Residential on 0.32 Acres

Rockin J Ranch, Blanco, TX

This bright well appointed modern farmhouse combines timeless style with thoughtful functionality. Located inside the highly desirable golf community of Rockin J Ranch, this recently built home is located near the community pool, clubhouse and pro shop.

The moment you walk into this home you are greeted by the light open floor plan and custom upgrades throughout.

The gourmet kitchen boasts abundant cabinetry with beautiful brass hardware accents, under-cabinet lighting and thoughtful upgrades that just make life a little easier; a pot filler over the stove, a glass rinser at kitchen sink, pullout trash bin in island, to name a few. Just off the kitchen leading into the dining room is a spacious butler's pantry with wet bar and space for a wine cooler along with a large walk-in pantry with custom built-ins.

The private primary suite is tucked away on one side of the home, featuring direct patio access, dual walk-in closets, and a luxurious bathroom with separate vanities and large custom tile shower. The oversized laundry/utility room includes upper and lower cabinets plus room for an additional refrigerator.

On the opposite side, two generously sized bedrooms each offer walk-in closets and share a full bath with dual sinks. Wood-look tile floors are featured throughout the home, complementing the inviting living room with its electric fireplace. Enjoy a fully fenced backyard



from the oversized covered porch-perfect for entertaining. Full irrigation in both front & back yards.

Enjoy the lifestyle of Rockin J Ranch...3 free rounds of golf a month, catch & release pond, Ranger Park with hiking trails and large pond, Junior Olympic size pool and TONS of Community events; Christmas Golf Cart Light Parade, Golf Cart "Trunk or Treat" and Costume contest for Halloween, Food Trucks and many more social clubs & planned activities throughout the year.

Built in 2022

Essential Information

MLS® #	1043204
Price	\$499,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,179
Acres	0.32
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Water Feature/View

View	Hills
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Community Information

Address	105 Jacob Dearing St
Area	BL
Subdivision	Rockin J Ranch
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Water Available, Water Connected
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Golf, Playground, Park, Pool, Planned Social Activities, Putting Green, Trails/Paths, Fishing, Gated
Parking	See Remarks
# of Garages	2

Interior

Interior	Tile
Appliances	Dishwasher, Electric Range, Disposal, Microwave, Range Hood
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Lighting, Private Yard, See Remarks
Lot Description	Back Yard, Close to Clubhouse, Near Golf Course, Sprinklers In Rear, Sprinklers In Front, Level, Sprinklers Automatic, Sprinklers In Ground
Roof	Composition
Construction	Masonry, Stone
Foundation	Slab

School Information

District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	August 15th, 2025
Days on Website	75
Days on Market	39
HOA Fees	330
HOA Fees Freq.	Annually
Gated Community	Yes

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