

\$695,950 - 118 S John Bird, Blanco

MLS® #1581357

\$695,950

3 Bedroom, 3.00 Bathroom, 2,788 sqft

Residential on 0.28 Acres

Rockin J Ranch, Blanco, TX

Large Custom Home on Vaaler Creek Golf Course in Rockin J Ranch. Set high in the trees on the 4th fairway. This home is unlike any other you will find on the market in Rockin J Ranch. It is surrounded by trees, on the golf course, down a quiet street. Enjoy Indoor/Outdoor living at its best with a large covered patio with remote screens & outdoor kitchen, extended wood deck with hot tub & custom dog turf. Large open living room features sliding glass hideaway doors to maximize the views of the trees and golf course from this spectacular custom home. Large primary bedroom with open large bathroom & oversized closet with custom builtins. Maximum guest privacy with two large guest rooms, one with on-suite, the other with full bath outside bedroom door. The interior walls are all fully insulated. Enjoy the amenities of Rockin J Ranch; junior olympic size pool, community activities, food trucks on alternating weekends, golf course living, driving range, park with hiking trails, pond with catch & release fishing and more, all within 25 minutes of shopping, dining & medical facilities of San Antonio. This Blanco Location puts you minutes from beautiful downtown Blanco & within 30 minutes of many popular Hill Country getaways like Fredericksburg, Wimberley, Dripping Springs & Johnson City to name a few. Enjoy your own oasis on the golf course, along with all the upgrades & amenities this home has to offer. Large garage with space for workshop or additional storage, LOTS OF



STORAGE throughout home, automatic lights in closets. Leaf Filter Gutters less than 4yrs old, water softener owned, large propane tank for gas stovetop, 6 burner cooktop with pot filler, water heater is less than 2 years old. Hot tub, garage fridge and all tv's on wall convey. Owner is willing to sell many of the home furnishings with the house. Golf Cart with new 48V batteries & new charger for sale.

Built in 2017

Essential Information

MLS® #	1581357
Price	\$695,950
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,788
Acres	0.28
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	GolfCourse,TreesWoods
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Community Information

Address	118 S John Bird
Area	BL
Subdivision	Rockin J Ranch
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	Electricity Connected, Propane, Underground Utilities, Other
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park,

	Fishing, Golf, Gated, Park, Planned Social Activities, Putting Green
Parking	Driveway, Garage, Additional Parking
# of Garages	2
Garages	Garage Door Opener
Interior	
Interior	Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Oven, Plumbed For Ice Maker, Range Hood, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)
# of Fireplaces	2
Fireplaces	Electric, Living Room, Blower Fan, Primary Bedroom
# of Stories	1
Stories	One
Exterior	
Exterior Features	Barbecue, Lighting, Rain Gutters, Gas Grill, Outdoor Grill, See Remarks
Lot Description	Private, Many Trees, Sprinklers In Ground, Trees Large Size, Views, On Golf Course
Roof	Composition
Construction	Stucco
Foundation	Slab
School Information	
District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco
Additional Information	
Date Listed	May 19th, 2025
Days on Website	163
Days on Market	138
HOA Fees	399
HOA Fees Freq.	Annually
Gated Community	Yes

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