

# \$2,349,999 - 519 N Brasstown Dr, Blanco

MLS® #1802472S

**\$2,349,999**

4 Bedroom, 5.00 Bathroom, 2,852 sqft

Residential on 15.03 Acres

Whitmire Estates, Blanco, TX

Horse lovers' dream! This incredible 15-acre horse ranch is now available for sale, offering a plethora of amenities. The front 6 acres are beautifully fenced off for the horses to graze and are part of the prestigious Whitmire Estates, providing the benefits of a community gate and private roads. Additionally, 8.69 acres are situated in Rust Ranch and are completely unrestricted. The property benefits from a current exemption, allowing buyers to take advantage of a significantly low tax rate-an added financial perk to this already exceptional offering. Equestrian facilities include a round pen, an Olympic-size covered arena currently set up for Dressage, and a 4-horse stall barn with non-slip textured floors, a tack room, feed room, half bath, water connections to all stalls, and an outdoor wash rack with hot and cold water. Each stall is equipped with heat lamps and fans to ensure comfort for your horses year-round. The well-maintained 4-bedroom, 4.5-bathroom home boasts gorgeous Acacia wood floors on the main level and a spacious open floor plan. The kitchen features custom parish cabinets, and both the primary bedroom and a guest suite are located downstairs. The guest suite includes a bathroom thoughtfully designed for wheelchair or walker access. All bedrooms offer ample closet space, and there's generous storage throughout the main level. You'll also find a laundry area with a coffee bar and a second fridge/freezer location. Upstairs, a cozy sitting/game room is flanked by two large



bedrooms, each with their own private bathrooms. The entire home is supplied by a 100% rainwater collection system with a capacity of up to 30,000 gallons. City water is used for the horse troughs spread throughout the property. Outside, a 3-car garage includes an air-conditioned workout room, another half bath, a laundry area, and a dog room with its own A/C unit. A spacious attic offers even more storage. After a fulfilling day on the ranch, relax by the pool on the wood deck next to the garage. This property truly offers so much more than words can capture. Detailed property sheets are available for more information on this exceptional horse ranch.

Built in 2016

**Essential Information**

|                  |                        |
|------------------|------------------------|
| MLS® #           | 1802472S               |
| Price            | \$2,349,999            |
| Bedrooms         | 4                      |
| Bathrooms        | 5.00                   |
| Full Baths       | 4                      |
| Half Baths       | 1                      |
| Square Footage   | 2,852                  |
| Acres            | 15.03                  |
| Year Built       | 2016                   |
| Type             | Residential            |
| Sub-Type         | Single Family Detached |
| Style            | Two Story              |
| Status           | Active                 |
| Has Pool         | Yes                    |
| Pool Description | Above Ground Pool      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 519 N Brasstown Dr |
| Area        | 3100               |
| Subdivision | Whitmire Estates   |
| City        | Blanco             |

|          |        |
|----------|--------|
| County   | Blanco |
| State    | TX     |
| Zip Code | 78606  |

### Amenities

|              |                   |
|--------------|-------------------|
| Amenities    | Controlled Access |
| # of Garages | 3                 |

### Interior

|              |                                                                                                                                                                                                                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | 1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, Attic - Access only, Breakfast Bar, Eat-In Kitchen, High Ceilings, Liv/Din Combo, Laundry in Garage, Laundry Main Level, Open Floor Plan, Secondary Bedroom Down, Utility Area in Garage, Utility Room Inside, Walk in Closets, Walk-In Pantry |
| Appliances   | Chandelier, Ceiling Fans, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Microwave Oven, Pre-Wired for Security, Self-Cleaning Oven, Smoke Alarm, Vent Fan, Washer Connection                                                                                               |
| Heating      | Central                                                                                                                                                                                                                                                                                                   |
| Cooling      | One Central                                                                                                                                                                                                                                                                                               |
| Fireplaces   | Not Applicable                                                                                                                                                                                                                                                                                            |
| # of Stories | 2                                                                                                                                                                                                                                                                                                         |
| Stories      | 2                                                                                                                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Stucco, Stone/Rock                                                                                                                     |
| Exterior Features | Cross Fenced, Dog Run Kennel, Has Gutters, Horse Stalls/Barn, Other - See Remarks, Partial Sprinkler System, Ranch Fence, Mature Trees |
| Lot Description   | 15 Acres Plus, Ag Exempt, Cul-de-Sac/Dead End, County Vlew, Creek - Seasonal, Horses Allowed, Level, Mature Trees (ext feat), Wooded   |
| Roof              | Metal                                                                                                                                  |
| Construction      | Pre-Owned                                                                                                                              |
| Foundation        | Slab                                                                                                                                   |

### School Information

|            |        |
|------------|--------|
| District   | Blanco |
| Elementary | Blanco |
| Middle     | Blanco |
| High       | Blanco |

### Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | August 20th, 2024 |
| Days on Market  | 407               |
| HOA Fees        | 500               |
| HOA Fees Freq.  | Annually          |
| Gated Community | Yes               |