

\$1,749,900 - 2587 Falling Oak, Blanco

MLS® #1824539S

\$1,749,900

4 Bedroom, 4.00 Bathroom, 5,312 sqft

Residential on 5.00 Acres

N/A, Blanco, TX

Experience serene luxury in this custom-built, 5-acre AG-exempt Blanco estate boasting unparalleled craftsmanship in 5,312 SF of refined living space. Revel in breathtaking Texas Hill Country views from dual covered decks adorned w/ wood accents. Enter through 10' pivotal custom iron door to 10' walls, 8' solid core interior doors & luxurious quartz countertops throughout. An open floorplan highlights large sliding glass doors connecting the living area to a covered patio featuring a fully equipped outdoor kitchen w/ propane grill, sink & quartz counters, all cooled by 72" fans-perfect for entertaining. The chef's kitchen showcases an oversized island w/ dual-sided storage, custom cabinets, in-island microwave & dual ovens. The primary suite offers spa-inspired amenities, including dual vanities, oversized WI closets & a peaceful study w/ picture windows ideal for remote work. Game & Media rooms & much more! A 3-car garage w/ insulated doors & a 10' bay accommodates larger vehicles. 100% masonry exterior, 2x6 framing & high-performance hybrid foam insulation ensure durability & energy efficiency. Blending elegance & functionality, this home has too many custom features to list.

Built in 2023

Essential Information

MLS® #

1824539S



Price	\$1,749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,312
Acres	5.00
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Active
Pool Description	None

Community Information

Address	2587 Falling Oak
Area	3100
Subdivision	N/A
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Amenities	Controlled Access
Parking	Attached, Oversized
# of Garages	3

Interior

Interior	Two Eating Areas, Three Living Area, Game Room, High Ceilings, Island Kitchen, Laundry Main Level, Laundry Room, Media Room, Separate Dining Room, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Ceiling Fans, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Microwave Oven, Solid Counter Tops, Smooth Cooktop, Washer Connection
Heating	Central
Cooling	One Central
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, One
# of Stories	2
Stories	2

Exterior

Exterior	Rock/Stone Veneer, Stucco
Exterior Features	Covered Patio, Double Pane Windows, Deck/Balcony, Gas Grill, Has Gutters, Other - See Remarks, Mature Trees
Lot Description	2 - 5 Acres, 5 - 14 Acres, Ag Exempt, Cul-de-Sac/Dead End, County Vlew, Mature Trees (ext feat), Partially Wooded
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Blanco
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	November 20th, 2024
Days on Market	251
HOA Fees	630
HOA Fees Freq.	Annually
Gated Community	Yes