

\$449,000 - 104 George Erath, Blanco

MLS® #1837202S

\$449,000

3 Bedroom, 2.00 Bathroom, 1,930 sqft
Residential on 0.21 Acres

ROCKIN J RANCH, Blanco, TX

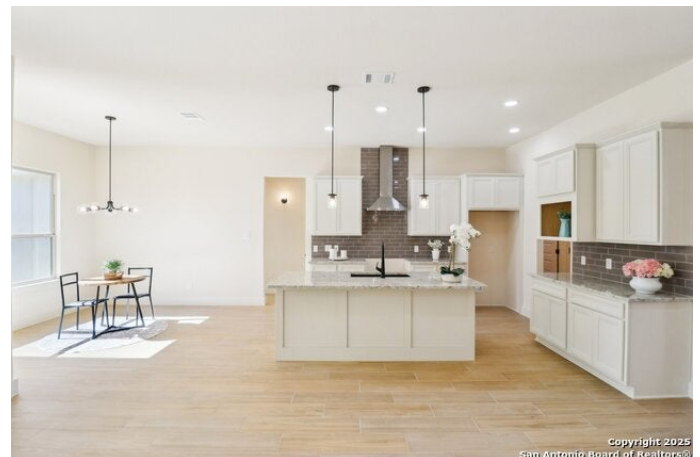
New single story located in the sought-after Rockin J Ranch community. This thoughtfully crafted floor plan offers open spaces, high ceilings, and an abundance of natural light from large windows overlooking the backyard.

Step into the family room, where a sleek modern fireplace creates a warm and inviting atmosphere. Adjacent to it, a flex room provides the perfect space for a home office, study, or media room. The gourmet kitchen is a chef's dream, featuring a spacious island, elegant off-white cabinetry, and stainless steel appliances-ideal for hosting and everyday living. Retreat to the luxurious primary suite with double doors leading to a spa-like ensuite featuring a standalone soaking tub, oversized walk-in shower, and dual vanities-a true oasis of relaxation. Enjoy the oversized garage with ample space for storage, making organization effortless. Rockin J Ranch offers incredible amenities for the whole family, including a swimming pool, clubhouse, scenic walking trails, a fishing pond, and the highly acclaimed Vaaler Creek Golf Club. Don't miss this opportunity to own a stunning new home in a vibrant community! Schedule your private tour today. Financing available with a Buy down rate starting at 5.25

Built in 2024

Essential Information

MLS® # 1837202S



Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,930
Acres	0.21
Year Built	2024
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active
Pool Description	None

Community Information

Address	104 George Erath
Area	3100
Subdivision	ROCKIN J RANCH
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Amenities	Controlled Access, Pool, Park/Playground, BBQ/Grill, Clubhouse, Fishing Pier, Golf Course, Jogging Trails
Parking	Two Car Garage, Attached, Oversized
# of Garages	2

Interior

Interior	Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Laundry Room, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Electric Water Heater, Solid Counter Tops, Custom Cabinets
Heating	Central, 1 Unit
Cooling	One Central
Fireplace	Yes

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

Exterior

Exterior	Cement Fiber, Brick
Exterior Features	Covered Patio, Double Pane Windows
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Blanco
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	January 24th, 2025
Days on Market	277
HOA Fees	300
HOA Fees Freq.	Annually
Gated Community	Yes