

\$499,000 - 103 N John Bird, Blanco

MLS® #1857894S

\$499,000

3 Bedroom, 2.00 Bathroom, 2,236 sqft

Residential on 0.20 Acres

ROCKIN J RANCH, Blanco, TX

Buy this beautiful home in Rockin' J Ranch. Below Market price. Step into this meticulously designed one-story custom home by Genesis Custom Homes, nestled in the heart of the highly desired Rockin' J Ranch community in Blanco, Tx. This home artfully combines luxury, functionality, and charm to offer the perfect haven for modern living. Interior Features: - A beautiful open-concept design with soaring high ceilings and an abundance of natural light streaming through large windows. - The gourmet kitchen is a chef's dream, boasting granite countertops, elegant 42-inch white cabinets, tile floors, and sleek stainless steel appliances-perfectly connected to the dining and living areas for seamless entertaining. - Luxurious flooring includes ceramic tile and beautiful laminate throughout, offering durability and style. - Thoughtfully designed split bedroom arrangement, ensuring privacy for all. - The primary suite features private patio access, offering the perfect spot to unwind. The primary bathroom is grandeur itself, with a huge soaking tub, separate shower, double sinks, separate vanities, and a spacious walk-in closet. Exterior and Additional Amenities: - Stunning stone/rock and stucco construction with curb appeal that's both classic and elegant. - A welcoming iron door opens into an impressive gallery-style entrance, setting the tone for the beauty within. - The home is outfitted with foam insulation for energy efficiency, and the 8-foot garage doors add practicality and a touch of



sophistication. Community Living at Its Best:
Located within the coveted Rockin' J Ranch community, residents enjoy access to premier amenities, including a community pool, pavilion, playground, and a calendar full of social activities. Golf enthusiasts will love the private golf club, which offers homeowners three free rounds of golf each month. This is more than just a house-it's an unparalleled lifestyle waiting for you. Don't miss out on this gorgeous custom home in the heart of Blanco, Texas. ROCK BOTTOM PRICE!

Built in 2023

Essential Information

MLS® #	1857894S
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,236
Acres	0.20
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary
Status	Active
Pool Description	None

Community Information

Address	103 N John Bird
Area	3100
Subdivision	ROCKIN J RANCH
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Amenities	Controlled Access, Fishing Pier, Golf Course, Park/Playground, Pool
Parking	Two Car Garage, Attached
# of Garages	2

Interior

Interior	One Living Area, Separate Dining Room, Island Kitchen, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Telephone, Walk in Closets, Attic - Pull Down Stairs, Laundry Room
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Electric Water Heater, Private Garbage Service, Refrigerator, Smooth Cooktop, Stove/Range, Vent Fan
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1
Stories	1

Exterior

Exterior	Stone/Rock, Stucco, Cement Fiber, 4 Sides Masonry
Exterior Features	Covered Patio, Double Pane Windows, Mature Trees
Lot Description	Level
Roof	Metal
Construction	New
Foundation	Slab

School Information

District	Blanco
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	April 11th, 2025
Days on Market	185

HOA Fees	399
HOA Fees Freq.	Annually
Gated Community	Yes