

\$449,000 - 120 Hiram Cook, Blanco

MLS® #1885417S

\$449,000

3 Bedroom, 2.00 Bathroom, 1,882 sqft

Residential on 0.31 Acres

ROCKIN J RANCH, Blanco, TX

Modern Hill Country Living for the Golf Enthusiast Welcome to your dream retreat in the heart of the Texas Hill Country, perfectly designed for the mature golf lover. This elegant single-story 3-bedroom, 2-bath home includes a spacious 2-car garage plus a dedicated golf cart garage with a separate door and EV charging station-tailored for your active lifestyle. Located in the highly desirable Vaaler Creek Golf Club community, this brand-new construction blends refined comfort with modern design. The open-concept, split floor plan features a grand living area with soaring 12' ceilings, a cozy wood-burning fireplace, and a seamless flow into the gourmet kitchen-complete with granite countertops, custom cabinetry, stainless steel appliances, and a large central island perfect for entertaining. Enjoy the timeless elegance of Level 5 smooth-textured walls, 8' solid core doors, and argon gas tilt-and-turn European-style bedroom windows for maximum natural light and energy efficiency. Throughout the rest of the home, 10' ceilings enhance the sense of space and luxury. The primary suite is a peaceful sanctuary with high ceilings, a spa-like bathroom featuring a walk-in tiled shower with bench, dual vanities, and a safe room built into the expansive walk-in closet-a thoughtful touch for peace of mind. Additional highlights include: Golf cart garage with separate 8' door & opener Keyless entry system EV-ready garage setup Modern finishes and functional luxury



throughout Perfectly situated just minutes from the course, this home offers the ease, comfort, and sophistication today's golf-loving homeowner expects. Move in, tee up, and start enjoying the lifestyle you've earned.

Built in 2023

Essential Information

MLS® #	1885417S
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,882
Acres	0.31
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active
Pool Description	None

Community Information

Address	120 Hiram Cook
Area	3100
Subdivision	ROCKIN J RANCH
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Amenities	Controlled Access, Pool, Golf Course, Clubhouse, Park/Playground, BBQ/Grill
Parking	Two Car Garage
# of Garages	2

Interior

Interior	One Living Area, Separate Dining Room, Two Eating Areas, Island Kitchen, Breakfast Bar, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Lower Level, Laundry Room, Telephone, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

Exterior

Exterior	Brick, Stucco, Cement Fiber
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Blanco
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	July 18th, 2025
Days on Market	100
HOA Fees	300
HOA Fees Freq.	Annually
Gated Community	Yes