

\$479,900 - 240 Roy Nichols Dr, Blanco

MLS® #1892897S

\$479,900

4 Bedroom, 3.00 Bathroom, 2,040 sqft

Residential on 0.26 Acres

ROCKIN J RANCH, Blanco, TX

Welcome to this stunning, open-concept home built in 2019 and offered by the original owners, perfectly situated on the 14th hole of the award-winning Vaaler Creek Golf Course in the highly sought-after Rockin' J Ranch community in Blanco, Texas. Nestled in the scenic Texas Hill Country, Rockin' J Ranch offers breathtaking vistas, canyons, creeks, abundant wildlife, and dark starry nights perfect for stargazing. From the back door and covered patio, take in sweeping views of the tee box, fairway, and green from your huge lot near the top of a hill, while enjoying the security of controlled access with a gated, camera-monitored entrance. Inside, soaring ceilings and abundant natural light create a welcoming atmosphere. The gourmet kitchen features gleaming granite countertops and flows seamlessly into the living area, making it ideal for entertaining. This thoughtfully designed home offers 4 bedrooms, 2.5 bathrooms, and a luxurious primary suite with recessed ceilings, an oversized shower, and large his-and-hers closets. Premium upgrades include plantation shutters, stone-walled flower beds with river rock borders, a sprinkler system, wood-look vinyl flooring throughout (with tile in bathrooms), Arlo security cameras, and a professionally installed water softener. Outdoor living is elevated with a stone fire pit and well-maintained landscaping. A deep-bay 2-car garage provides ample storage, and the home conveys with both a golf cart (new batteries) and a gun safe. As a Rockin' J



Ranch homeowner, you'll enjoy three rounds of golf per month at the acclaimed Vaaler Creek Golf Club, along with access to a Junior Olympic pool, fishing pier, hiking and biking trails, parks, and a community clubhouse. Just minutes from historic Blanco and within 40 miles of Austin, San Antonio, and charming Hill Country towns, this home offers a perfect balance of luxury, recreation, and convenience. Don't miss your chance to live where championship golf meets Texas Hill Country beauty-schedule your showing today!

Built in 2019

Essential Information

MLS® #	1892897S
Price	\$479,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,040
Acres	0.26
Year Built	2019
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active
Pool Description	Other

Community Information

Address	240 Roy Nichols Dr
Area	3100
Subdivision	ROCKIN J RANCH
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Amenities	Controlled Access
Parking	Two Car Garage
# of Garages	2

Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, 1st Floor Lvl/No Steps, Open Floor Plan, High Speed Internet, Laundry Room
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Water Softener (owned), Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

Exterior

Exterior	Stucco
Exterior Features	Covered Patio, Double Pane Windows
Lot Description	1/4 - 1/2 Acre, Mature Trees (ext feat)
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Blanco
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	August 15th, 2025
Days on Market	64
HOA Fees	417
HOA Fees Freq.	Annually
Gated Community	Yes