

\$625,000 - 411 George Dolson, Blanco

MLS® #1897133S

\$625,000

4 Bedroom, 3.00 Bathroom, 2,514 sqft

Residential on 0.29 Acres

ROCKIN J RANCH, Blanco, TX

Seller is motivated and will consider assistance with Closing Costs/Buy Down. Preferred Lender Credit is available as well. This well-appointed, New Construction property has a comfortable open floor plan with exceptional upgrades. As you come into the spacious entry, you'll notice majestic ceilings that sparkle with well-designed lighting. The living area has a fun contemporary fireplace with multiple flame and lighting options. Every bathroom has designer tile, heated towel bar and adjustable mirrors. The primary bath area is complete with soaking tub, large shower and two ample closets. Quality construction features include 2x6 exterior framing and spray foam insulation among other features providing durability and efficiency. The back porch sits deep in its lot with a serene view of majestic oaks, blue sky and green grass near the 5th hole of the Vaaler Creek Golf Course and the front faces a sprawling horse farm...what a serene and private lifestyle! The Golf Club offers 3 rounds of golf per month to homeowners paired with access to the Junior Olympic Pool, the pavilion and Grille, a fully stocked lake and a Golf Pro Shop. Guest accommodations are available near the clubhouse. Nestled at the very edge of the Texas Hill Country, it's easy to explore trails or just venture a few miles to the Blanco River and the charming town of Blanco or make an excursion to Fredericksburg, Dripping Springs, Wimberly, Canyon Lake, Austin or San Antonio. Then return home to enjoy the



comfort, luxury and unique lifestyle that 411 George Dolson has waiting for you.

Built in 2023

Essential Information

MLS® #	1897133S
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,514
Acres	0.29
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active
Pool Description	None

Community Information

Address	411 George Dolson
Area	3100
Subdivision	ROCKIN J RANCH
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails, Other - See Remarks, Golf Course
Parking	Two Car Garage
# of Garages	2

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor
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	Plan, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Garage Door Opener, Solid Counter Tops, Private Garbage Service, In Wall Pest Control
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	1

Exterior

Exterior	Stone/Rock, Stucco, Cement Fiber
Exterior Features	Covered Patio, Double Pane Windows, Has Gutters, Mature Trees
Lot Description	1/4 - 1/2 Acre, Mature Trees (ext feat), Level, County Vlew, On Golf Course
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Blanco
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	September 1st, 2025
Days on Market	28
HOA Fees	363
HOA Fees Freq.	Annually
Gated Community	Yes