

\$649,000 - 106 William Tobin, Blanco

MLS® #1909173S

\$649,000

3 Bedroom, 3.00 Bathroom, 2,110 sqft
Residential on 1.31 Acres

Rockin J Ranch, Blanco, TX

VERY CHARMING home in Rockin J Ranch minutes from shopping and restaurants in Blanco, TX in the heart of the Texas Hill Country! Built in 2021, this well designed 2110sqft 3 bedroom/2.5-bathroom home boasts a thoughtful floor plan that flows seamlessly. The primary suite features his and hers closets, an oversized walk-in shower, and direct access to the oversized back deck. Perfect for entertaining, the living area showcases vaulted ceilings, a gas fireplace, and a spacious and open design that is beautifully lit by the natural light pouring in from the oversized windows. An office/flex space sits right off the entry way that could even be converted into a 4th bedroom. Once outside you'll find an oversized deck with a swim spa and minimal yard maintenance. The home's 3 car garage plus a golf cart garage offers a great opportunity to plug into the local golf community with a dedicated garage space to a cart of your own, have a home gym, or extra storage space. This home is ideally located in the "sweet spot" of the community - far enough back to escape the road noise of HWY 281 but close enough that it is easily accessible. Being at the end of a secluded cul-de-sac only adds to the privacy and tranquility of this property. Rockin J is a gated community offering a community pool and access to the beautiful Vaaler Creek Golf Club. No city taxes. 1hr to Austin and San Antonio, less than 1 hour to the Texas wine country, and minutes to the historic Blanco square. Ask



agent about additional acreage available.

Built in 2021

Essential Information

MLS® #	1909173S
Price	\$649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,110
Acres	1.31
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional, Texas Hill Country
Status	Pending
Has Pool	Yes
Pool Description	Above Ground Pool

Community Information

Address	106 William Tobin
Area	3100
Subdivision	Rockin J Ranch
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Amenities	Controlled Access, Pool, Golf Course
# of Garages	3

Interior

Interior	One Living Area, Island Kitchen, Walk-In Pantry, Study/Library, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Stove/Range, Gas Cooking, Refrigerator, Disposal,

	Dishwasher, Ice Maker Connection, Water Softener (owned), Propane Water Heater
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas, Glass/Enclosed Screen
# of Stories	1
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Siding
Exterior Features	Covered Patio, Deck/Balcony, Wrought Iron Fence, Other - See Remarks
Lot Description	Cul-de-Sac/Dead End
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Blanco
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	September 19th, 2025
Days on Market	31
HOA Fees	399
HOA Fees Freq.	Annually
Gated Community	Yes