$1,995,000 - 1472 Crooked Creek Court Ct, Johnson City

MLS® #2294715

$1,995,000

1 Bedroom, 4.00 Bathroom, 4,135 sqft
Residential on 5.17 Acres

464 Ranch, Johnson City, TX

Hill Country contemporary with understated elegance built for entertaining, comfort and privacy. Brand new construction on 5.17 acres within the prestigious 464 Ranch subdivision.

Upon entry your eye will be drawn to the vast windows & doors showcasing tranquil views of nature throughout the space. The kitchen features all Thermador appliances, ice maker, wine/beverage refrigerator, custom cabinetry, large chef's pantry & wet bar. The living room features 14' tall ceilings and wood/gas burning fireplace.

The primary suite features a spa-like bathroom with dual vanities, shower enclosure and soaking tub that overlooks the countryside right outside the large picture window. The primary closet commands bragging rights with its opulent size and custom cabinetry. Other features include 3 guest bedrooms, 2.5 guest bathrooms, massive laundry room, mud room, office/playroom and 3-car garage.

Spacious front & back porch, white oak hardwood floors, luxury European tile, quartzite & quartz counters, Quaker exterior doors & windows, all solid core interior doors, and 10'-11' ceilings in all non-living areas.

With its beautiful gated entry, 464 Ranch is a

large lot ranchette subdivision that is intended to feel like living on a large trophy ranch. Located 3 mi. north of downtown Johnson City and 1-hour from Austin & San Antonio, the project is high fenced, includes exotic wildlife, and an in-place wildlife tax exemption. Community improvements include buried utilities, high speed fiber internet, asphalt roads, 7-acre community park, and 2-mile hike & bikeâ€‹â€‹â€Œâ€‹â€‹â€‹â€Œâ€‹â€‹â€Œâ€Œâ€‹â€Œâ€Œâ€‹â€‹â€Œâ€‹â€‹â€‹â€Œâ€‹â€‹â€‹â€Œâ€Œâ€‹â€Œâ€‹â€‹ trail.

Built in 2025

Essential Information

MLS® #	2294715
Price	$1,995,000
Bedrooms	1
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,135
Acres	5.17
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Rural,TreesWoods

Community Information

Address	1472 Crooked Creek Court Ct
Area	BL
Subdivision	464 Ranch
City	Johnson City
County	Blanco
State	TX

Zip Code	78636

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Propane, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Park, Trails/Paths
Parking	Garage, Oversized, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener

Interior

Interior	Tile, Wood, Stone
Appliances	Built-In Range, Built-In Refrigerator, Double Oven, Dishwasher, Exhaust Fan, Free-Standing Refrigerator, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, Ice Maker, Microwave, Oven, Refrigerator, Range Hood, Water Softener Owned, Stainless Steel Appliance(s), Water Softener, Tankless Water Heater, Freezer, Trash Compactor
Heating	Central, Propane
# of Fireplaces	1
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Backs to Greenbelt/Park, Gentle Sloping, Landscaped, Native Plants, Private, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Roof	Metal
Construction	Frame, HardiPlank Type, Stone, Spray Foam Insulation
Foundation	Slab

School Information

District	Johnson City ISD
Elementary	Lyndon B Johnson
Middle	Lyndon B Johnson
High	Lyndon B Johnson (Johnson City ISD)

Additional Information

Date Listed	August 15th, 2025
Days on Website	57
Days on Market	55
HOA Fees	390
HOA Fees Freq.	Quarterly