# \$1,949,000 - 1472 Crooked Creek Court Ct, Johnson City

MLS® #2294715

## \$1,949,000

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







#### Built in 2025

### **Essential Information**

MLS® # 2294715

Price \$1,949,000

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, Trees Woods

## **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, Sewer Connected, Water Connected, Underground

Utilities, Propane

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 Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas

Oven, Gas Water Heater, Microwave, Oven, Refrigerator, Range Hood, Water Softener Owned, Stainless Steel Appliance(s), Water Softener, Trash Compactor, Tankless Water Heater, Built-In Range, Built-In

Refrigerator, Free-Standing Refrigerator, Freezer, Ice Maker

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

78 Days on Website 64

Days on Market

**HOA Fees** 390

HOA Fees Freq. Quarterly

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