

\$929,000 - 164 Lake On Flat Creek Dr, Johnson City

MLS® #2468343

\$929,000

3 Bedroom, 3.00 Bathroom, 2,348 sqft

Residential on 15.59 Acres

Lake on Flat Creek, Johnson City, TX

****Sellers Will Consider All Offers**** Picturesque 15± Acre Modern Farmhouse Ranchette with live creek frontage, wildlife exemption, and long-range Hill Country views, located just minutes from Johnson City's charming town square. This thoughtfully designed 2,400± SF 3-bedroom, 2.5-bath retreat balances refined comfort with ranch-style authenticity, set within a private gated community offering exclusive access to a pristine 7± acre lake for fishing, kayaking, and paddleboarding.

Step inside to a luminous, open-concept interior where the kitchen serves as the heart of the home—perfectly suited for entertaining with abundant storage, expansive workspaces, and seamless connection to the outdoors. The family room impresses with soaring 22-foot vaulted ceilings, while the expansive primary suite offers a spa-inspired bathroom complete with dual vanities, a walk-in closet, moody walk-in shower, and a soaking tub for indulgent relaxation. Upstairs, two generous bedrooms and a charming farmhouse-style bath create a welcoming retreat for family or guests.

Outdoor living is equally captivating. Wide, breezy porches frame breathtaking sunsets, while diverse terrain invites exploration down to Flat Creek. A well-placed RV hookup and spacious workshop add convenience and versatility. From wildflowers and songbirds in



spring to starlit skies in the fall, the property offers year-round natural beauty.

With its rare blend of privacy, modern amenities, and natural splendor—enhanced by a community-wide wildlife exemption and hunting privileges—this ranchette is a true Hill Country sanctuary. All within minutes of local shops, eateries, vineyards, and distilleries, it’s an opportunity to live the dream in your own slice of Texas Hill Country paradise where hunting is permitted and there are no city taxes!

Built in 2021

Essential Information

MLS® #	2468343
Price	\$929,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,348
Acres	15.59
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Hills
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Community Information

Address	164 Lake On Flat Creek Dr
Area	BL
Subdivision	Lake on Flat Creek
City	Johnson City
County	Blanco

State	TX
Zip Code	78636

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Lake
Parking	Additional Parking, Circular Driveway, Gravel
# of Garages	2

Interior

Interior	Concrete
Appliances	Refrigerator, Electric Cooktop, Oven, Water Softener Rented
Heating	Central
# of Stories	2
Stories	Two

Exterior

Exterior Features	RV Hookup
Lot Description	Corner Lot, Gentle Sloping, Views
Roof	Metal
Construction	Masonry
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	October 1st, 2025
Days on Website	12
Days on Market	12
HOA Fees	935
HOA Fees Freq.	Annually

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