

# \$2,247,000 - 400 E Blanco Bend Rd, Wimberley

MLS® #2679524

**\$2,247,000**

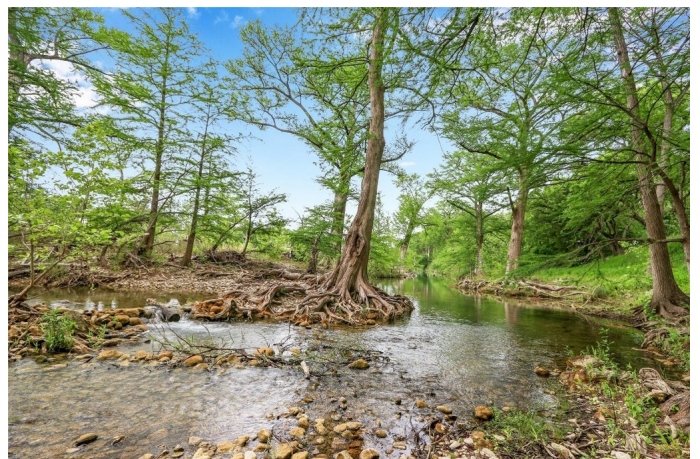
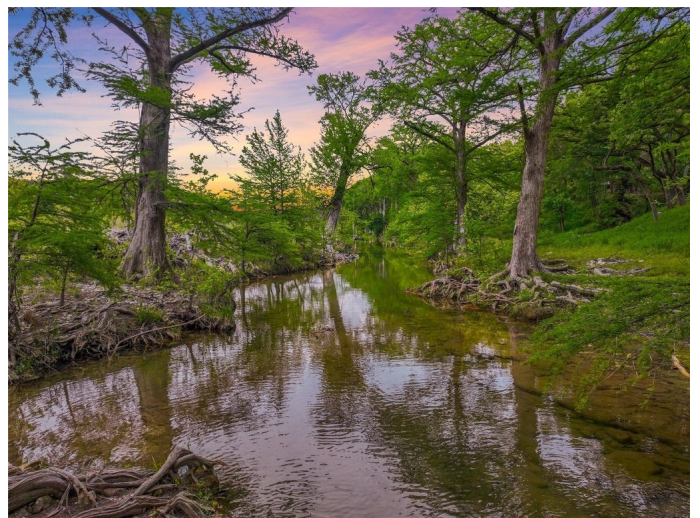
5 Bedroom, 6.00 Bathroom, 4,870 sqft

Residential on 2.03 Acres

BLANCO BEND, Wimberley, TX

Major Price Improvement! Welcome to this exquisite 4-bedroom, 3-full bath and 1 half bath Tuscan-style retreat on 2.03 +/- acres nestled along the serene banks of the Blanco River. This picturesque property invites you to experience the allure of old-world charm combined with modern luxury. And features a charming guest apartment (1 bedroom, 1 full bath) hideaway over the detached garage! Stunning architectural details await you when you step inside to discover a spacious open concept living area boasting 4326+/- sq. ft. adorned with rustic wood beams and a grand fireplace that evokes warmth and elegance. The spacious gourmet kitchen astounds with its two islands, prep sink, custom cabinetry, sub-zero refrigerator, and wet bar, perfect for all your culinary creations. The inviting living room boasts picturesque views of the river through large windows and opens onto a covered patio, perfect for alfresco dining and entertainment. Each of the three bedrooms is a sanctuary of comfort, with ample natural light and scenic views of the river or surrounding landscape. The primary suite offers a private retreat with a spa-like ensuite bathroom featuring a soaking tub overlooking a canopy of trees on the riverbanks, a separate walk-in shower, and dual vanities.

Outdoors, a sprawling patio overlooks the tranquil Blanco River, providing an idyllic setting for outdoor gatherings or moments of peaceful reflection. Whether you're relaxing by the river's edge, hosting friends on the patio,



or simply unwinding by the water’s edge, this gem offers a lifestyle of refined luxury in a breathtaking natural setting. Experience the magic of living on the Blanco River, where tranquility meets elegance. Don't miss your chance to make this riverfront oasis yours and embrace the charm and tranquility of riverfront living in this captivating home! All information contained in this listing is deemed reliable but not guaranteed - Buyers must verify all information.

Built in 1995

**Essential Information**

MLS® #	2679524
Price	\$2,247,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,870
Acres	2.03
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

View	River,TreesWoods,Blanco River
Is Waterfront	Yes
Water Body	Blanco River

**Community Information**

Address	400 E Blanco Bend Rd
Area	HW
Subdivision	BLANCO BEND
City	Wimberley
County	Hays
State	TX

Zip Code 78676

### **Amenities**

Utilities Above Ground Utilities, Electricity Connected, Propane, Water Connected

Features Common Grounds/Area, Park, See Remarks, Tennis Court(s)

Parking Additional Parking, Asphalt, Door-Multi, Driveway, Detached, Garage, Oversized, Workshop in Garage

# of Garages 3

### **Interior**

Interior Carpet, Laminate, Tile, Wood

Appliances Built-In Electric Oven, Built-In Refrigerator, Down Draft, Dishwasher, Disposal, Gas Water Heater, Propane Cooktop, Trash Compactor

Heating Central, Propane

# of Fireplaces 1

Fireplaces Living Room, Propane

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Balcony, Exterior Steps, Garden, Lighting, Rain Gutters

Lot Description Sloped Down, Front Yard, Moderate Trees, Native Plants, Steep Slope, See Remarks, Trees Large Size, Trees Medium Size, Views, Waterfall

Roof Metal

Construction HardiPlank Type, Masonry, Stone, See Remarks

Foundation Slab

### **School Information**

District Wimberley ISD

Elementary Blue Hole

Middle Danforth

High Wimberley

### **Additional Information**

Date Listed November 5th, 2023

Days on Website 351

Days on Market 543

HOA Fees 500

HOA Fees Freq. Annually

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