

\$1,495,000 - 50 Delaware Creek Rd, Blanco

MLS® #3148248

\$1,495,000

4 Bedroom, 4.00 Bathroom, 4,600 sqft

Land / Farm on 51.30 Acres

A11287 - SURVEY 274 P WOODS, Blanco, TX

NEWLY REMODELED, Price reduced. Must sell.

Picturesque views of the sought-after Texas hill country, set the scene for gorgeous sunsets on this Texas Hill Country estate. As you drive up the paved driveway of this 51+ acre ranch you instantly feel at home at the Risinger Ranch. Located in the heart of Kendall County, this ranch's topography is breathtaking.

Homestead:

Built in 1997 by the seller, the home boasts over 4690 square feet of living space with a total of 3 stories!

The home is comprised of entirely steel frame and brick exterior with a metal roof with Pella Windows! As you walk past the front door there is an authentic Russian double-sided fireplace made of brick with a granite mantle on either side. It will heat 2000 sf on 2 loads of wood a day because it is so efficient. The home has 3 large bedrooms on first floor with living room, dining room, kitchen, TV room, 3.5 baths and a laundry. On the second floor is lovely office. On the third floor there is a bedroom/den with bathroom.

On the exterior of this 4600+ sqft mansion there is a screened porch between house and garage, continuous roof with gutters. Garage is 2 and half cars and has a workbench in the half garage side. Driveway is Chip/Seal done in 2013. There are 2 Rheem electric water



heaters, one installed in Jan 2021, the other in Feb 2021 each with a 6 yr warranty. A/C consists of 2 Trane units, the larger 5 ton handling the main floor, the smaller 1.5 ton for the 2 upper floors installed in 2014. Warranty is 10 years parts and compressor. The electricity is provided by PEC, average monthly payment over last year was ONLY \$161.46. There is a backup Generac generator 22W Model G0070432, installed in September 2019, fueled by a 1500 gallon propane tank. They just dont build homes like this ANYMORE!
Showings by appointment ONLY. Call today to schedule your private showing.

Built in 1996

Essential Information

MLS® #	3148248
Price	\$1,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,600
Acres	51.30
Year Built	1996
Type	Land / Farm
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Panoramic
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Community Information

Address	50 Delaware Creek Rd
Area	Out of Area
Subdivision	A11287 - SURVEY 274 P WOODS
City	Blanco

County	Kendall
State	TX
Zip Code	78606-Unit

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Propane
Features	See Remarks
Parking	Covered

Interior

Interior	Carpet
Appliances	Dishwasher, Dryer, Washer
Heating	See Remarks
# of Fireplaces	1
Fireplaces	Den, Double Sided, Kitchen, See Through, Stone, Wood Burning
Stories	Three Or More

Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Rolling Slope, Sloped Up, Trees Large Size
Roof	Aluminum
Construction	Brick, Stone
Foundation	Slab

School Information

District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	January 25th, 2024
Days on Website	352
Days on Market	623

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