# \$3,790,000 - 871 Chimney Valley Rd, Blanco

MLS® #3453790

# \$3,790,000

7 Bedroom, 6.00 Bathroom, 6,966 sqft Residential on 6.08 Acres

None, Blanco, TX

Welcome to Blanco Valley Lodge! Located minutes from Blanco, this exquisite Blanco River property sits on 6 AC and has over 370' of pristine Blanco River frontage. Travel down the tree lined drive way to the main house which features 5780 square feet of completely remodeled space with 4 bedrooms, 4 full baths, 3 fireplaces, a game room, and a huge extra dining area perfect for entertaining friends and family. The kitchen includes a large commercial refrigerator as well as two ranges and two pantries for those long holiday weekends on the river. Long Leaf Pine wrapped beams are a focal point in the great room with its grand rock fireplace and plenty of room for relaxing. Step outside to the huge Travertine patio with gas Tiki Torches and relax in the pool or spa and afterwards enjoy the gas fire pit while taking in the views. There's also a 1200 sqft 2 bed, 2 bath guest house for handling overflow of guests along with a 3 car garage for extra parking and storage. Plenty of mature oaks and additional outdoor amenities make this one of a kind property a place you'II never want to leave! Call today for a personal tour!







Built in 1985

# **Essential Information**

MLS® # 3453790 Price \$3,790,000 Bedrooms 7

Bathrooms 6.00

Full Baths 6

Year Built

Square Footage 6,966

Acres 6.08

Type Residential

Sub-Type Single Family Residence

1985

Status Active

Has Pool Yes

### Water Feature/View

View Hills, Panoramic, River, Blanco River

Is Waterfront Yes

Water Body Blanco River

# **Community Information**

Address 871 Chimney Valley Rd

Area BL

Subdivision None

City Blanco

County Blanco

State TX

Zip Code 78606

#### **Amenities**

Utilities Electricity Connected, Propane, Water Connected

Features None

Parking Additional Parking, Circular Driveway, Detached, Garage, Garage Faces

Side

# of Garages 3

Garages Garage Door Opener

#### Interior

Interior Carpet Free, Laminate, Tile

Appliances Dryer, Dishwasher, Electric Range, Free-Standing Refrigerator,

Disposal, Microwave, Refrigerator, Range Hood, Water Softener Owned,

Stainless Steel Appliance(s), Tankless Water Heater, Washer

Heating Central, Electric, Fireplace(s)

# of Fireplaces 3

Fireplaces Family Room, Gas Log, Primary Bedroom, Propane, Ventless

Stories One and One Half

#### **Exterior**

Exterior Features Basketball Court, Lighting, Playground, Permeable Paving, Rain Gutters

Lot Description Back Yard, Front Yard, Landscaped, Private, Many Trees, Trees Large

Size, Trees Medium Size, Views, Rock Outcropping

Roof Metal

Construction HardiPlank Type, Masonry, Stone

Foundation Slab

#### **School Information**

District Blanco ISD

Elementary Blanco
Middle Blanco
High Blanco

#### **Additional Information**

Date Listed August 5th, 2025

Days on Website 88

Days on Market 2

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