

\$1,249,000 - 2200 Divide Pass, Blanco

MLS® #3667994

\$1,249,000

5 Bedroom, 4.00 Bathroom, 4,146 sqft

Residential on 5.50 Acres

The Divide, Blanco, TX

Perched on 5.5 serene acres in the heart of the Hill Country, Morgan Hilltop invites you to escape into a world of privacy, beauty, and refined living. With panoramic vistas of rolling hills, vibrant wildflowers, and a peaceful seclusion, this unique retreat is a hidden gem waiting to be explored. Step inside the fully redesigned main house, where rustic charm seamlessly blends with modern comfort. Completely reimaged, the home boasts spacious living areas, a chef's kitchen, and stylish finishes that make it a true haven of relaxation and sophistication.ucked away next to the main house, Holland House offers an inviting guest retreat. This self-contained sanctuary comes complete with a full kitchen, separate entrance, and gracious living space, perfect for guests or as a potential rental for extra income. For even more flexible accommodations, the property includes a charming cabin, ideal for housing additional guests, or as a creative escape surrounded by nature's tranquility. Outside, the grounds are an entertainer's dream, featuring lush gardens and expansive lawns. Host unforgettable barbecues, gather around the fire pit, or simply gaze at the star-filled night sky with the Hill Country's stunning landscape as your backdrop. Whether you're looking for a peaceful countryside escape, a sustainable homestead, or a luxurious investment property, Morgan Hilltop offers the space and flexibility to craft your perfect lifestyle. With ample room to explore,



indulge, and unwind, this property promises an unparalleled Hill Country experience.

Don't miss your chance to own a piece of Hill Country paradise at Morgan Hilltop. More information available at <https://morganhilltop.com>

Built in 1990

Essential Information

MLS® #	3667994
Price	\$1,249,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,146
Acres	5.50
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Water Feature/View

View	Canyon,Hills,Panoramic
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Community Information

Address	2200 Divide Pass
Area	BL
Subdivision	The Divide
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Water Connected
Features	See Remarks
Parking	Additional Parking, Covered, Carport, Driveway, Inside Entrance,

Lighted

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Stainless Steel Appliance(s), Water Softener, Vented Exhaust Fan
Heating	Central, Fireplace(s), Propane
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Lighting, Private Entrance, Private Yard, Rain Gutters, Fire Pit
Lot Description	Bluff, Cleared, Landscaped, Moderate Trees, Native Plants, Private, Sprinklers Partial, Views
Roof	Composition, Metal
Construction	Frame, HardiPlank Type, Stone, Spray Foam Insulation
Foundation	Pillar/Post/Pier, Slab

School Information

District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	August 30th, 2025
Days on Website	59
Days on Market	58
HOA Fees Freq.	Annually

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