

# \$1,187,500 - 426 Preiss Ranch Rd, Blanco

MLS® #3671136

**\$1,187,500**

4 Bedroom, 2.00 Bathroom, 2,650 sqft

Residential on 15.88 Acres

Preiss Ranch, Blanco, TX

ZILLOW SHOWS INCORRECT BOUNDARY LINES. UNRESTRICTED! the serene beauty of this gentlemen's ranch, adjacent to 1000 acre ranch, nestled in the heart of Blanco, Texas, and spread across over 15 picturesque acres. This enchanting property is adorned with vibrant wildflowers and numerous native trees, creating a natural haven for wildlife viewing. The comfortable one-story ranch home features a large kitchen and walk in pantry and 3 bedrooms and 2 full baths with office/flex room. lots of natural light through the numerous windows and clerestory windows allow for airflow in living and primary bedroom. Two fireplaces for those cold Texas nights. Jetted tub in primary bathroom. The house has durable concrete floors and a generous primary suite with an en-suite bath, leading to a private patio—your own secluded retreat. Enjoy the outdoors from the comfort of your partial wrap-around porch that surrounds the home, perfect for relaxing and taking in the scenic views. For those with a passion for projects or hobbies, the property includes a versatile 30x50 RV barn with workshop complete with electric, water, and a carport and RV hookup, offering ample space and convenience. Equestrian lovers will appreciate the allowance for horses, making this ranch an ideal spot for both relaxation and recreation. Additionally, the presence of solar panels, 2750 gallon water tank and a stand by propane generator (total 750 gallon propane tank capacity in two tanks), underscores a



commitment to sustainable living, blending modern efficiency with rustic charm. PEC bills are incredibly low and excess power can be sold back to PEC. Embrace a lifestyle of tranquility and connection with nature in this exceptional Blanco ranch. Wildlife Valuation for lower taxes. Convenient to Austin, San Marcos, Fredericksburg and San Antonio. Sprinklers in yard, water softener and an outdoor shower. Washer/Dryer may convey.

Built in 2011

**Essential Information**

MLS® #	3671136
Price	\$1,187,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,650
Acres	15.88
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

View	Hills
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**Community Information**

Address	426 Preiss Ranch Rd
Area	BL
Subdivision	Preiss Ranch
City	Blanco
County	Blanco
State	TX
Zip Code	78606

**Amenities**

Utilities	Electricity Available, Propane
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Features	None
Parking	Attached, Garage, Concrete, Electric Gate, Garage Faces Side, Gravel, RV Carport
# of Garages	2

### Interior

Interior	Concrete
Appliances	Propane Cooktop
Heating	Central
# of Fireplaces	2
Fireplaces	Masonry, Wood Burning, Bedroom, Family Room
# of Stories	1
Stories	One

### Exterior

Exterior Features	RV Hookup
Lot Description	Level, Native Plants, Many Trees, Views, Agricultural
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

### School Information

District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco

### Additional Information

Date Listed	May 24th, 2024
Days on Website	351
Days on Market	438

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