

# \$1,400,000 - 1313 Democrat St, Blanco

MLS® #5497663

**\$1,400,000**

6 Bedroom, 4.00 Bathroom, 2,619 sqft

Residential on 0.90 Acres

Pittsburg, Blanco, TX

Nestled on nearly an acre along the serene Blanco River, this 6-bedroom, 4-bath residence is a rare offering of timeless Hill Country architecture paired with modern sophistication. Completed in May 2023, the home showcases enduring limestone construction, a sleek metal roof, and a private gated entrance for both elegance and security. Step inside to soaring, light-filled spaces designed for both grand entertaining and quiet retreat. Thoughtful details abound—from enhanced window treatments and energy-efficient climate systems to designer lighting and premium water filtration. The kitchen is appointed with touch-activated faucets, a built-in microwave drawer, and instant hot water, blending convenience with refined style.

Smart technology seamlessly integrates into daily life with whole-home surge protection, Wi-Fi-enabled controls, and a comprehensive security system with cameras overlooking both the property and the riverbank.

Outdoors, expansive covered living areas invite year-round enjoyment, complete with a stone patio and propane connections for outdoor cooking. A three-car garage with EV charging capability enhances both function and lifestyle.

Set against the natural beauty of the Blanco River, this home is more than a residence—it's a private retreat, crafted with every modern comfort for those who value quality, privacy, and the best of Texas Hill



Country living.

Built in 2023

**Essential Information**

MLS® #	5497663
Price	\$1,400,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,619
Acres	0.90
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

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

**Community Information**

Address	1313 Democrat St
Area	BL
Subdivision	Pittsburg
City	Blanco
County	Blanco
State	TX
Zip Code	78606

**Amenities**

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	None
Parking	Additional Parking, Attached, Electric Vehicle Charging Station(s)
# of Garages	3

**Interior**

Interior	Tile
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Appliances	Gas Range, Microwave, Water Softener Owned, Tankless Water Heater
Heating	Central
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

## Exterior

Exterior Features	Private Yard
Lot Description	Gentle Sloping, Private, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Views, Sloped Down
Roof	Metal
Construction	Stone
Foundation	Slab

## School Information

District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco

## Additional Information

Date Listed	October 1st, 2025
Days on Website	10
Days on Market	10

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