

# \$1,997,000 - 204 W Blanco Bend Dr, Wimberley

MLS® #6620512

**\$1,997,000**

4 Bedroom, 4.00 Bathroom, 3,889 sqft

Residential on 2.13 Acres

BLANCO BEND, Wimberley, TX

**PRICE IMPROVEMENT!** Blanco Riverfront Retreat in Wimberley! A rare opportunity awaits in the coveted Blanco Bend community - 2.13+/- private acres of Hill Country beauty w/stunning Blanco River frontage. Set along a crystal-clear, deep-water stretch of the river, this custom-built home seamlessly blends elegance, privacy, and breathtaking scenery. A limestone exterior w/grand fir columns welcomes you into the foyer, leading to the great room, where soaring ceilings, natural light, and a wood-burning rock fireplace create an inviting yet refined atmosphere. The open-concept design flows from the gourmet kitchen—featuring premium Quartzite countertops, stainless steel appliances, a walk-in pantry, designer lighting, and custom cabinetry—into the dining area and out to the screened-in porch with serene river views. The primary suite is a private retreat, featuring French doors that open to a courtyard overlooking the river. The spa-like ensuite bath offers a soaking tub, oversized walk-in shower, dual vanities, and a spacious custom closet. Designed for seamless indoor-outdoor living, this home features a screened-in patio, tranquil courtyard, and a gently sloping backyard leading to private river access. Custom steps guide you into the deep, clear waters of the Blanco River, ideal for fishing, swimming, and kayaking. A rock patio with breathtaking cliffside views provides a picturesque setting for relaxation and entertaining. Blanco Bend residents enjoy a



community tennis court and a private River Park with picnic areas. Start tubing at the park and float right to your own private dock. Just minutes from downtown Wimberley, this exceptional home offers easy access to fine dining, boutique shopping, and renowned wine bars, all while immersing you in Hill Country serenity. This is more than a home - it's a Lifestyle. All information is deemed reliable but not guaranteed. Buyers are encouraged to verify details. Some photos may be digitally enhanced & virtually staged.

Built in 2016

### Essential Information

MLS® #	6620512
Price	\$1,997,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,889
Acres	2.13
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Water Feature/View

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

### Community Information

Address	204 W Blanco Bend Dr
Area	HW
Subdivision	BLANCO BEND
City	Wimberley
County	Hays

State	TX
Zip Code	78676

### Amenities

Utilities	Cable Available, Electricity Connected, Water Connected, High Speed Internet Available, Propane
Features	Common Grounds/Area, Park, Planned Social Activities, Tennis Court(s)
Parking	Attached, Door-Single, Garage, Additional Parking, Asphalt, Concrete, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener

### Interior

Interior	Tile
Appliances	Dishwasher, Built-In Electric Oven, Gas Cooktop
Heating	Central, Electric, Fireplace(s)
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room
# of Stories	1
Stories	One

### Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers Automatic, Cleared, Gentle Sloping
Roof	Metal
Construction	HardiPlank Type, Masonry, Cement Siding, Stone Veneer
Foundation	Slab

### School Information

District	Wimberley ISD
Elementary	Jacobs Well
Middle	Danforth
High	Wimberley

### Additional Information

Date Listed	March 28th, 2025
Days on Website	197
Days on Market	187
HOA Fees	500

## HOA Fees Freq.     Annually

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