

\$657,500 - 809 John Price, Blanco

MLS® #6749268

\$657,500

3 Bedroom, 3.00 Bathroom, 2,651 sqft

Residential on 0.28 Acres

Rockin J Ranch, Blanco, TX

Modern Comfort Meets Hill Country Charm in Rockin J Ranch

Discover this beautifully appointed single-story home in the exclusive gated section of Rockin J Ranch, just minutes from the acclaimed Vaaler Creek Golf Course. Built in 2022, this home offers 2,651 square feet of stylish and functional living space with 4 bedrooms, 3 full bathrooms, and a flex room perfect for a home office, media room, or guest suite.

?? Interior Highlights:

Wood-look tile flooring throughout “no carpet for easy maintenance and a sleek, modern finish.

Soaring ceilings and abundant natural light create an open, airy feel in the main living areas.

A cozy fireplace adds warmth and charm to the spacious family room.

Ceiling fans in key rooms enhance airflow and comfort year-round.

A chef’s kitchen featuring ample counter space and modern finishes flows seamlessly into the dining and living areas—ideal for entertaining or quiet evenings at home.

Primary suite includes a luxurious en-suite bath and generous walk-in closet.



Garage floor is sealed for added durability and a clean, finished look.

?? Community & Lifestyle Perks:

Located in a premier section of Rockin J Ranch, homeowners enjoy access to:

A resort-style community pool and lounging areaâ€”perfect for summer relaxation and socializing.

Scenic walking trails, nature views, and quick access to the Vaaler Creek Golf Course.

A convenient on-site hotelâ€”great for accommodating visiting friends and family just minutes from your front door.

Peace of mind with a gated entrance, offering added privacy and security.

3 Rounds of golf per month are included with the purchase of the home

With high-end finishes, modern comforts, and unbeatable amenities, this home is a perfect blend of Hill Country charm and contemporary living. Schedule your private showing today and experience the lifestyle that Rockin J Ranch has to offer!

Built in 2022

Essential Information

MLS® #	6749268
Price	\$657,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,651

Acres	0.28
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Neighborhood
------	--------------

Community Information

Address	809 John Price
Area	BL
Subdivision	Rockin J Ranch
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Fishing, Golf, Gated, Park, Trails/Paths, Barbecue
Parking	Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Tile
Appliances	Dishwasher, Disposal, Microwave, Free-Standing Electric Range
Heating	Central
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Few Trees, Near Golf Course
Roof	Composition, Shingle

Construction	Stone, Stucco
Foundation	Slab

School Information

District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	June 27th, 2025
Days on Website	123
Days on Market	116
HOA Fees	300
HOA Fees Freq.	Annually
Gated Community	Yes

Property Listed by: Horizon RealtyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 28th, 2025 at 5:16pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.