

\$1,675,000 - 370 Gray Wolf, Blanco

MLS® #7975021

\$1,675,000

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Land / Farm on 31.50 Acres

The Hills of Madrone Ranch, Blanco, TX

***Owner Financing Available* New Price!**

Versatile 31.5+/- acres featuring a sleek 1200+/- contemporary guest house and matching 2400+/- sf multipurpose building offer the perfect blend of Hill Country adventure, hunting, agricultural use, privacy and tranquility just 45 mins from Austin or San Antonio to create the ultimate Hill Country Ranchette. Explore the trails by mountain bike or ATV, practice your swing from the Tifway 419 tee box, grow an orchard or vineyard, keep chickens horses and livestock, or simply enjoy the breezy hill country views overlooking the lined pond. Cinco Blanco Ranchette is an easily maintained retreat tucked away in the Hills of Madrone, where you'll find the exquisitely modern and streamlined guest house totally geared toward entertaining. This home pulls the outdoors in with luminous windows, inviting covered decks and features artisan finishes such as the floating hickory stair case and Level 5 drywall for that clean and contemporary feel. The perfect complement to the residential footprint is an expansive, temperature-controlled metal framed building that may be transformed to a main dwelling, currently utilized as both garage and workshop, which is also outfitted with (2) 50amp RV hookups located on the interior and exterior of the barn including cleanout, plus 10â€™™ and 12â€™™ towering roll up doors. Optimally efficient, improvements are wrapped in foam insulation and supported by a 30k gallon rainwater harvesting system. Truly an



ideal ranchette for an owner who desires to immediately enjoy their property and potentially build a main residence now or in the future. Additional RV hookups have been installed along the scenic ridge. The property offers a variety of hardwoods: oaks, madrone, red bud and more creating a welcoming habitat for species of songbirds for the property's wildlife exemption. Axis and whitetail deer graze freely. Minutes to eateries, shopping, wineries, and distilleries with low carrying costs!

Built in 2019

Essential Information

MLS® #	7975021
Price	\$1,675,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	31.50
Year Built	2019
Type	Land / Farm
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills
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Community Information

Address	370 Gray Wolf
Area	BL
Subdivision	The Hills of Madrone Ranch
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	Electricity Connected, Other
Features	Community Mailbox
Parking	Additional Parking, See Remarks, Gravel, RV Access/Parking
# of Garages	6

Interior

Interior	Concrete, Tile
Appliances	Gas Cooktop, Microwave, Oven, Refrigerator
Heating	Central
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, See Remarks, RV Hookup
Lot Description	Gentle Sloping, Private, Views
Roof	Metal
Construction	Metal Siding
Foundation	Slab

School Information

District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	March 1st, 2025
Days on Website	242
Days on Market	152
HOA Fees	400
HOA Fees Freq.	Annually

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