

# \$1,950,000 - 291 Southwick Ranch Rd, Johnson City

MLS® #8058665

**\$1,950,000**

4 Bedroom, 4.00 Bathroom, 3,149 sqft

Residential on 10.50 Acres

Southwick Ranch A Sub/Blanco C, Johnson City, TX

Stunning Sierra Classic Single-Story Ranch on 10.5 Acres – Modern Comfort Meets Rural Serenity!

Welcome to your dream retreat! Built in December 2022, this immaculate 4-bedroom, 3.5-bathroom ranch home by Sierra Classic Custom Homes blends timeless elegance with modern amenities on a sprawling 10.5-acre lot. Nestled in a peaceful countryside setting just 3 miles from the Johnson City downtown square, and at the start of the hill country wine trail, this property offers the perfect balance of privacy and convenience.

This 1-story gem boasts an open-concept design with abundant natural light. Enjoy 4 generously sized bedrooms, including a luxurious primary suite, or opt for 3 bedrooms plus a dedicated office ideal for remote work. The heart of the home features a spacious kitchen with stainless steel appliances, perfect for hosting gatherings that spill into the open living area. There is no carpet to worry about keeping clean and there is also a bonus dog wash station in the oversized attached garage, which the owner upgraded to fit a full size pickup truck.

In the backyard, dive into relaxation with your own in-ground pool, perfect for summer days or tranquil evenings watching hill country sunsets. Entertain on the covered patio with its TV, fireplace, and grill.

The properties versatile outbuildings include an RV Haven, a 25x45 outbuilding with



pull-through garage doors, equipped with RV hookups and cleanout, ideal for adventurers or additional storage. A second outbuilding, stubbed for plumbing and water, offers endless possibilitiesâ€”transform it into a workshop, guest quarters, or a studio. Power the home during outages with its Generac back-up generator.

Enjoy the freedom of wide-open spaces, perfect for horses, gardening, or simply soaking in the serene landscape. In pristine condition and thoughtfully designed, this property is a rare find for those seeking a modern ranch lifestyle on acreage that is a manageable size.

Built in 2022

**Essential Information**

MLS® #	8058665
Price	\$1,950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,149
Acres	10.50
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

**Water Feature/View**

View	Hills,Rural,TreesWoods
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**Community Information**

Address	291 Southwick Ranch Rd
Area	BL
Subdivision	Southwick Ranch A Sub/Blanco C

City	Johnson City
County	Blanco
State	TX
Zip Code	78636

### **Amenities**

Utilities	Electricity Connected, Propane, Other, Underground Utilities
Features	None
Parking	Attached, Driveway, Garage Faces Side, Drive Through, Oversized, RV Garage, Workshop in Garage
# of Garages	5

### **Interior**

Interior	Tile
Appliances	Dryer, Dishwasher, Exhaust Fan, Free-Standing Refrigerator, Gas Cooktop, Disposal, Range Hood, Stainless Steel Appliance(s), Washer, Water Purifier, Water Softener
Heating	Central, Fireplace(s)
# of Fireplaces	2
Fireplaces	Gas, Living Room, Outside, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Lighting, Private Yard, Barbecue, RV Hookup
Lot Description	Agricultural, Landscaped, Level, Sprinklers In Ground, Trees Large Size, Cleared
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Johnson City ISD
Elementary	Lyndon B Johnson
Middle	Lyndon B Johnson
High	Lyndon B Johnson (Johnson City ISD)

### **Additional Information**

Date Listed	September 6th, 2025
Days on Website	35

## Days on Market 31

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