

\$1,895,000 - 780 Skyline Dr, Blanco

MLS® #8348805

\$1,895,000

1 Bedroom, 2.00 Bathroom, 1,100 sqft

Land / Farm on 13.59 Acres

The 1623 Divide, Blanco, TX

Exceptional barndominium nestled on 13.59 acres in Blanco, Texas! This newly constructed custom home sits atop the property, providing breathtaking views and utmost privacy. Positioned within The Divide, a charming 20-parcel acreage sub-division boasting a gated entrance and paved roads. The residence spans 1,100 SF, featuring 1 bedroom, 1 1/2 baths, and a walk-in pantry/laundry room. The attached 1,460 SF shop is climate-controlled, adaptable for use as a garage, living space, or a vibrant party/game room. Enjoy the spaciousness enhanced by a 23' vaulted ceiling in the shop, living, and patio areas. Revel in the expansive covered and uncovered patio spaces. Inside, discover porcelain plank tile in the living area and epoxy flooring in the shop. The chef's kitchen boasts custom cabinetry, an island, and quartz countertops. The property is adorned with a variety of Oak trees and cedar, offering a serene environment. The large, clear area below invites recreation, hiking, or the potential for additional structures. Water is efficiently supplied by a complete well system with a 2500-gallon storage tank and an engineered reverse osmosis water treatment system. An additional 2500-gallon rainwater collection tank complements the property. Exterior features include stained Douglas fir beams and posts, architectural cedar awnings, a mason stone fire pit, and extensive limestone wall landscaping. Conveniently located just minutes from Johnson City,



Blanco, and Fredericksburg, the property benefits from the current Ag exemption. This is a rare chance to own a secluded piece of the Hill Country, less than an hour's drive from both Austin and San Antonio. Seize the opportunity for Hill Country living at its finest!

Built in 2022

Essential Information

MLS® #	8348805
Price	\$1,895,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,100
Acres	13.59
Year Built	2022
Type	Land / Farm
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills
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Community Information

Address	780 Skyline Dr
Area	BL
Subdivision	The 1623 Divide
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	Electricity Connected
Features	Gated
Parking	Driveway, Garage

Interior

Interior	Wood
Appliances	Dishwasher, Electric Oven, Electric Range, Microwave, Built-In Refrigerator
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Agricultural, Cleared, Gentle Sloping, Native Plants, Trees Large Size, Views
Roof	Metal
Construction	Aluminum Siding
Foundation	Slab

School Information

District	Fredericksburg ISD
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg (Fredericksburg ISD)

Additional Information

Date Listed	February 13th, 2024
Days on Website	368
Days on Market	457
Gated Community	Yes

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