

\$839,995 - 15055 Fm 32, Blanco

MLS® #8725167

\$839,995

3 Bedroom, 3.00 Bathroom, 2,098 sqft
Residential on 10.25 Acres

A-365 SUR-629 P LINNARTZ, Blanco, TX

Discover the perfect blend of privacy, functionality, and beauty on this completely unrestricted and wildlife-exempt 10.25 acre property nestled just outside of Blanco. Surrounded by an abundance of mature oak trees, this retreat offers room to roam and endless possibilities whether you're looking for a full-time residence, weekend getaway, hunting retreat or a place to build your dream homestead lifestyle. Coming through the gate, a private drive winds through trees and gives a true sense of arrival as you approach the home. The custom-built 3 bedroom, 2.5 bath home is thoughtfully designed with comfort and craftsmanship in mind, featuring a beautiful wrap-around porch and dormer windows. Enjoy views of nature from every window! Inside you'll find a fantastic kitchen with custom built cabinetry, granite counters and stainless appliances, all open to the large dining and family room with wood burning fireplace. A private office/study is located adjacent to the downstairs primary suite, which has patio access, custom trimmed ceiling and a full bath with walk-in shower. Upstairs there are two more bedrooms, a full bath and multiple storage closets. This home is built like a tank, with full plywood sheathing underneath cement fiberboard, and Pella windows. you won't find many homes built like this today! Additional features include a 900sqft metal workshop, perfect for hobbies, storage, livestock or small business use. A vegetable garden with various fruits and vegetables in



place, a chicken coop and a separate greenhouse. Two covered parking spots, one for an RV and one for a vehicle. The private water well is 340' deep, and at the time it was drilled, was measured right at 100gpm. The property is ag-exempt for wildlife, and the seller has placed an automatic feeder, water trough and many birdhouses around the property to maintain the exemption. With no restrictions, you have the freedom to build, expand, or bring your animals. *1% lender credit with pref lender!*

Built in 2014

Essential Information

MLS® #	8725167
Price	\$839,995
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,098
Acres	10.25
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Garden,Hills,TreesWoods
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Community Information

Address	15055 Fm 32
Area	CM
Subdivision	A-365 SUR-629 P LINNARTZ
City	Blanco
County	Comal
State	TX
Zip Code	78606

Amenities

Utilities	Cable Available
Features	None
Parking	Carport, Boat

Interior

Interior	Carpet
Appliances	Dishwasher, Electric Water Heater, Range, Self Cleaning Oven
Heating	Electric
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Level, Many Trees, Views
Roof	Composition
Construction	Masonry
Foundation	Pillar/Post/Pier

School Information

District	Comal ISD
Elementary	Rebecca Creek
Middle	Mountain Valley Middle
High	Canyon Lake

Additional Information

Date Listed	June 5th, 2025
Days on Website	145
Days on Market	97

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