

# \$2,200,000 - 746 Trail Rock Dr, Johnson City

---

MLS® #8787404

**\$2,200,000**

6 Bedroom, 6.00 Bathroom, 2,550 sqft

Residential on 10.00 Acres

Pedernales, Johnson City, TX

River life on the Pedernales has never been so convenient, fun, private and stylish as it is at 746 Trail Rock Dr.! This rare property is situated on 10 secluded acres just 5 minutes from downtown Johnson City. The Pedernales River Place is comprised of a Main Cottage, Pool House and a fun multi-bedroom building lovingly called "The Motel", plus an insulated Metal building and a workshop building. The Cottage is nicely updated & offers 2 Bedrooms plus 2 Bathrooms, an updated kitchen w/induction cooktop, custom cabinetry, mudroom/laundry & a large covered porch perfect for entertaining. The Pool house overlooks the Round Pool w/large flagstone patio & features a glass rollup garage door, stylish kitchen/great room combo a f& large pasture at the river and the approach to the river is safe & easy; you'll enjoy activities like flyfishing, floating & kayaking here on the Pedernales! Additionally, the Pedernales River Place offers 2 attractive Workshop spaces: one is a 29' x 29' insulated building with 2 rollup doors perfect for "gameroom" or Toy garage (plumbed w/sink) plus an additional workshop building w/shed space...all visually separated by fencing & a motor courtyard. The driveway is paved and for tax savings there is a Beekeepers exemption that will begin next year! Located about an hour from Austin & San Antonio...this is a special property that would make a family legacy property for years to come!



Built in 1980

**Essential Information**

MLS® #	8787404
Price	\$2,200,000
Bedrooms	6
Bathrooms	6.00
Full Baths	6
Square Footage	2,550
Acres	10.00
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

**Water Feature/View**

View	Hills,Panoramic,Pasture,Rural,River,Water,Pedernales River
Is Waterfront	Yes
Water Body	Pedernales River

**Community Information**

Address	746 Trail Rock Dr
Area	BL
Subdivision	Pedernales
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

**Amenities**

Utilities	Electricity Connected, Propane, Water Connected
Features	None
Parking	Detached
# of Garages	3

**Interior**

Interior	Concrete, Laminate
Appliances	Double Oven, Dryer, Dishwasher, Electric Range, Electric Water Heater,

Free-Standing Range, Disposal, Gas Range, Induction Cooktop, Ice Maker, Microwave, Refrigerator, Washer

Heating Electric

# of Stories 1

Stories One

## Exterior

Exterior Features Exterior Steps, Lighting, Private Entrance, Private Yard, Rain Gutters

Lot Description Back Yard, Sloped Down, Gentle Sloping, Landscaped, Moderate Trees, Native Plants, Private, Many Trees, See Remarks, Trees Large Size, Trees Medium Size, Trees Small Size, Views

Roof Metal

Construction HardiPlank Type, Concrete, Stone

Foundation Pillar/Post/Pier, 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 30th, 2025

Days on Website 11

Days on Market 1

Property Listed by: Phyllis Browning CompanyThe 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 12th, 2025 at 12:01am 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.