

# \$869,500 - 106 Abierto Cove Dr, Blanco

MLS® #1846836

**\$869,500**

4 Bedroom, 3.00 Bathroom, 2,822 sqft

Residential on 4.30 Acres

CIELO SPRINGS, Blanco, TX

Fabulous Brad Moore Custom 2822 SF home on 4.3 acres(2 contiguous lots). 4 bedrooms, Study, 2.5 bathrooms, Oversized 3 car garage with steps to extra storage area. Tons of storage area through out home. Quasi ADA features. Screen Back Porch. Irrigation system, Fruit Trees, and more. There are too many extras to list - See attached detailed list. In Blanco ETJ. Easy drive to Austin, San Antonio, Marble Falls, Fredericksburg. Walking distance to Blanco State Park.

Built in 2016

## Essential Information

|                |                               |
|----------------|-------------------------------|
| MLS® #         | 1846836                       |
| Price          | \$869,500                     |
| Bedrooms       | 4                             |
| Bathrooms      | 3.00                          |
| Full Baths     | 2                             |
| Half Baths     | 1                             |
| Square Footage | 2,822                         |
| Acres          | 4.30                          |
| Year Built     | 2016                          |
| Type           | Residential                   |
| Sub-Type       | Single Family Detached        |
| Style          | One Story, Texas Hill Country |
| Status         | Active                        |

## Community Information

Address 106 Abierto Cove Dr



|             |               |
|-------------|---------------|
| Area        | 3100          |
| Subdivision | CIELO SPRINGS |
| City        | Blanco        |
| County      | Blanco        |
| State       | TX            |
| Zip Code    | 78606         |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | Controlled Access               |
| Parking   | Attached, Oversized, Side Entry |
| Pool      | None                            |

### **Interior**

|              |                                                                                                                                                                                                                                      |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, All Bedrooms Downstairs, Walk in Closets, Attic - Partially Finished, Attic - Permanent Stairs |
| Appliances   | Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Water Softener (owned), Electric Water Heater, Garage Door Opener, Private Garbage Service                                     |
| Heating      | Central, 1 Unit                                                                                                                                                                                                                      |
| Cooling      | One Central                                                                                                                                                                                                                          |
| Fireplaces   | Not Applicable                                                                                                                                                                                                                       |
| # of Stories | 1.0                                                                                                                                                                                                                                  |
| Stories      | 1                                                                                                                                                                                                                                    |

### **Exterior**

|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| Exterior        | Cement Fiber                                                                     |
| Lot Description | Corner, County Vlew, 2 - 5 Acres, Mature Trees (ext feat), Level, Horses Allowed |
| Roof            | Composition                                                                      |
| Construction    | Pre-Owned                                                                        |
| Foundation      | Slab                                                                             |

### **School Information**

|            |        |
|------------|--------|
| District   | Blanco |
| Elementary | Blanco |
| Middle     | Blanco |
| High       | Blanco |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 246             |
| HOA Fees       | 900.00          |
| HOA Fees Freq. | Annually        |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Agent  | Deborah Homeier     |
| Listing Office | Vallone Real Estate |

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