

# \$974,999 - 100 Prim Rose, Blanco

MLS® #1856365

## \$974,999

2 Bedroom, 3.00 Bathroom, 2,294 sqft  
Residential on 8.97 Acres

WEBER SUBDIVISION, Blanco, TX

Amazing!!! Rare Unicorn Property!!! 9+/- acres, AG Exempt inside Blanco City Limits! Walk out the back gate of the property and across the street to Blanco State Park. Beautiful 2/2.5 Home 2294 SQFT with attached carport. Also Has detached workshop on slab for your classic cars or projects. Additional carport attached to workshop for tractor/boat storage. Large concrete circle driveway and gated entrance for privacy. The property also boasts a huge Pecan Grove that is irrigated by its own well. Lush Fig Trees around the workshop. Enjoy a large screened in porch with wood burning stove that overlooks the Pecan Grove and Hill Country Vistas. Country living within walking distance to Blanco's downtown square. Must see to appreciate.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 1856365   |
| Price          | \$974,999 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,294     |
| Acres          | 8.97      |
| Year Built     | 2012      |



|          |                               |
|----------|-------------------------------|
| Type     | Residential                   |
| Sub-Type | Single Family Detached        |
| Style    | One Story, Texas Hill Country |
| Status   | Active                        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 100 Prim Rose     |
| Area        | 3100              |
| Subdivision | WEBER SUBDIVISION |
| City        | Blanco            |
| County      | Blanco            |
| State       | TX                |
| Zip Code    | 78606             |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | None                |
| Parking   | None/Not Applicable |
| Pool      | None                |

### Interior

|                 |                                                                                                                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | One Living Area, Liv/Din Combo, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Walk in Closets, Attic - Pull Down Stairs, Converted Garage, Shop |
| Appliances      | Ceiling Fans, Cook Top, Built-In Oven, Dishwasher                                                                                                                                                                                      |
| Heating         | Central                                                                                                                                                                                                                                |
| Cooling         | One Central                                                                                                                                                                                                                            |
| Fireplace       | Yes                                                                                                                                                                                                                                    |
| # of Fireplaces | 2                                                                                                                                                                                                                                      |
| Fireplaces      | Living Room, Wood Burning, Other                                                                                                                                                                                                       |
| # of Stories    | 1.0                                                                                                                                                                                                                                    |
| Stories         | 1                                                                                                                                                                                                                                      |

### Exterior

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
| Exterior        | Stone/Rock                                                               |
| Lot Description | Level, Borders State Park / Game Ranch, Cul-de-Sac/Dead End, County Vlew |
| Roof            | Composition                                                              |
| Construction    | Pre-Owned                                                                |

|            |      |
|------------|------|
| Foundation | Slab |
|------------|------|

### School Information

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 205             |
| HOA Fees       | 0.00            |

### Listing Details

|                |               |
|----------------|---------------|
| Listing Agent  | Matthew Lewis |
| Listing Office | Anders Realty |



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