

\$839,995 - 15055 Fm 32, Blanco

MLS® #1871185

\$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 natural 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 peaceful 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. You'll find a



productive 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, much to the astonishment of the crew! 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. Located just minutes from the charming town of Blanco and a short drive to Fredericksburg, Canyon Lake, San Antonio, or Austin, this property offers the tranquility of country living with convenient access to modern amenities. Whether you're seeking a homestead, retreat, or investment, this unique property is a rare find in the Texas Hill Country! ***1% lender credit toward closing costs or a 1/0 buydown if using a conventional, VA or FHA loan program with preferred lender!!! See Additional Docs for details!***

Built in 2014

Essential Information

MLS® #	1871185
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 Detached
Style	Two Story, Texas Hill Country
Status	Active Option

Community Information

Address	15055 Fm 32
Area	2606
Subdivision	A-365 SUR-629 P LINNARTZ
City	Blanco
County	Comal
State	TX
Zip Code	78606

Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Shop
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Stove/Range, Dishwasher, Electric Water Heater, Solid Counter Tops, Custom Cabinets, Private Garbage Service
Heating	2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Cement Fiber
Exterior Features	Covered Patio, Deck/Balcony, Double Pane Windows, Storage Building/Shed, Mature Trees, Workshop, Other - See Remarks
Lot Description	County Vlew, 5 - 14 Acres, Ag Exempt, Hunting Permitted, Partially Wooded, Wooded, Mature Trees (ext feat), Secluded, Level
Roof	Composition
Construction	Pre-Owned

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	May 29th, 2025
Days on Market	157
HOA Fees	0.00

Listing Details

Listing Agent	Brooks Brininstool
Listing Office	Brininstool Properties

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