

Client Full

MLS#: **419857 (Active)**

List Price: **\$69,900**

103 Thomas Frost Blanco, TX 78606

New



Land Residential Lots

List Price: **\$69,900** First Right Refusal Option: **N/A**
Orig Price: **\$69,900**
Price/SQFT:
Price/ACRE: **\$69,900.00** Subdivision: **Rockin J Ranch**
County: **Blanco** School District: **Blanco ISD**
Elem. School:
High School:
Style:
Stories: Apx Acreage: **1.000**
Buildings: **None**
Zoning: **Residential**
Suitable Use: **Residential**
Topo/Land Desc: **.5-1 Acres, 1-3 Acres, Other-See Remarks**

Legal Description: **ROCKIN J RANCH, BLOCK 1, LOT 032, ACRES 1.01**

Property ID: **R19837** Geo ID: **881002447031** Lot/Block: **32/1**
Res Flooded: Manufactured Allowed: **No** In City Limits: **No** ETJ: **No**
HOA: HOA Mandatory: HOA Nm: **Rockin J Ranch** HOA Amt: **\$300.00**
HOA Term: **Annual**
Lot Dimension: Restricted: Size Category: Agri Exempt:
Total Tax Rate: Waterfront: **No**

Water/Sewer: **City Water, Public Sewer** Fencing: **None**
Other Utilities: **Other-See Remarks**
Water Features/View: **Hill Country View, Pond/Stock Tank**
Miscellaneous:
Mineral Rights: **No**
Neighborhood Amenities: **BBQ/Grill, Fishing Pier, Golf Course Access**
Access/Road Surface: **Paved**

Public Remarks:

A gorgeous one acre lot awaits in a limited access gated subdivision. This lot is conveniently located toward the entrance of the subdivision for easy access to Hwy 281. This beautiful subdivision has all the amenities you could want. It is home to a Championship Golf Course - Vaaler Creek Golf Club, a Jr Olympic Pool, Numerous Fishing Ponds and even has The Grill at the Pavillion. Each property owner is entitled to 3 rounds of golf per month and access to all the other amazing amenities for a low \$300.00 per year HOA fee! This awesome lot is naturally terraced with a beautiful view of the Texas Hill Country. There are gorgeous mature oaks surrounding a perfect building site. You are minutes from great shopping; however, you feel you are in your own little oasis. There are very reasonable restrictions in place to protect your investment.

Directions: **US 281 from Austin or San Antonio: enter Rockin J on John Price (main gate open sun-up to sundown). Lot is first street down to your right after you enter the gate.**

Prepared By: Mary Elwell

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