

# 582 Delaware Creek Rd, Blanco Texas 78606

## Property Highlights

- 53.94± acre Hill Country ranch
- End of private paved road for maximum privacy
- Panoramic long-range views
- Wildlife exemption in place (tax benefits)
- Spring-fed pond plus additional water features
- Established trail system throughout the property
- Surrounded by large ranches
- Gated entrance with improved caliche drive
- Light restrictions to preserve property integrity

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## Home Features

- Custom-built metal home (2020) | approximately 2,020 SF
- 5 bedrooms | 2.5 bathrooms
- Open-concept floor plan
- Engineered wood flooring
- Granite countertops
- Soft-close cabinetry
- Abundant natural light
- Low-E windows and spray foam insulation
- Tankless water heater
- Propane service
- Kitchen with premium ZLINE range/oven

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## Outdoor & Improvements

- 10' x 50' balcony with Trex decking
- Outdoor shower with hot and cold water
- 30' x 40' shop with electricity
- Two roll-up doors in shop
- RV hookup
- Partial fencing in place
- Underground electric
- Water well with filtration system

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## Land & Lifestyle

- Mix of pasture, native terrain, and elevation (~1,750 ft)
- Ideal for full-time living or weekend retreat
- Excellent for hunting and recreation
- Peaceful, secluded Hill Country setting
- Convenient access to Blanco and surrounding areas