

Property Detail: 1671 Crosswind Dr., Blanco, TX 78606

Blanco's Premier Fly in Community - The Landing at Blanco is a desirable and well-established gated community consisting of 37 oak studded, 25 to 30 acre home sites with a private 3400 FT runway. Offering privacy, awe-inspiring views & free roaming wildlife in the Heart of the Texas Hill Country.

The home was featured in the 2018 Parade of Homes.

Designed to be energy efficient by Barley and Pfeiffer Architects in Austin. The home was completed in late 2010, but not occupied full time until 2015. The design objective was to achieve a strong connection between indoors and outdoors and to provide guests privacy and tranquility. The main house has approximately 3328 SF conditioned space with uniquely designed 3BD/3.5BA. Total slab area 5878 SF, which includes a wraparound porch.

A Guest/Pool house was built in 2018; 1030 SF with 1BD/1BA/exercise room, a large craft room with custom cabinetry and a separate entrance into another full pool bathroom. Your guest will feel pampered during their stay. A custom swimming pool was designed to look like a natural grotto and to be low maintenance and high efficiency. The pool is cleaned by an in-floor Paramount cleaning system. Pool equipment is located inside a building constructed to look like a stone and wooden tank for ascetics, noise attenuation and to protect the equipment. If you are looking for a well-maintained turnkey property with all the bells and whistles, look no more!

Home amenities include:

Solid mesquite hard wood floors with built-in custom cabinetry throughout. Relaxing 270-degree view Sun room with fireplace and flag stone flooring. Living spaces are differentiated by changes in ceilings to maintain a single level with no changes in elevation. The home includes a built-in vacuum system, smart wiring, security cameras and a wood burning stove fireplace insert with an electric starter. Lightning rods, whole-house surge protection, prewired for internet and surround sound. Remote operated window blinds, lovely master suite with spacious bath, closet, and dressing area. The master bedroom is sound insulated from the rest of the house. Study with inspiring views and custom cabinetry. Kitchen with granite and stainless appliances with lots of prep area and walk-through pantry. Touch faucets and granite sinks installed in the kitchen this year. The bar stools pivot from the bar to avoid scuffing the floor. Lovely dining area with a view of the fireplace.

Energy efficient features include cupola windows to create a chimney effect, so the house remains cool without air conditioning in warm weather, an air gap between the metal roof and roof deck provides passive airflow to keep the roof cool in the summer, induction cooktop, 23 KW solar panel array, and passive shading for all windows. The solar system is under warranty until 2/25/2044. The main house A/C was upgraded to a high efficiency 19 SEER heat pump in 2016. The main house metal roof is warrantied against hail damage.

The two large, attached guest bedrooms are separated from the main living area by the garage and include 1 Bedroom with Murphy bed and Walk-in shower. The other bedroom has a shower/tub combo, each with a private entrance and sitting porch.

Oversized double car garage with built-in cabinets for storage.

There is a well-designed Mueller metal building / workshop approximately 30 X 50 with two 20 X 50 covered overhangs for equipment storage. The shop solar screen is under warranty until 2032. Concrete drive and parking area with separate electric gate. There is a 38KW whole house Generac generator to support the property in case of a power outage. Generator is under warranty until 12/21/2031.

The 50,000-gal in-ground, concrete cistern rainwater collection system provides all domestic water. Below ground keeps water cooler in the summer and prevents freezing in the winter. 100 GPM water well is plumbed to two poly water storage tanks used for landscaping and the 3 high pressure main line with fire hose connections and external hose bibs.

Impressive entry gate with opener, paved and concrete ribbon curbing along the driveway.

The perimeter of the property is fenced for livestock or pets, and yard is landscaped and fenced separately. The property is currently under Wildlife Exemption and allows hunting privileges. The hunting blind and feeders located on the property will convey along with a stone and cedar chicken coop complete with a solar powered chicken door.

Directions/Location:

From Blanco, travel north on US Hwy 281, approximately 2 miles turn right into The Landing at Blanco gated subdivision. Continue on Landing Lane at "T" turn right on Crosswind Dr. Look for sign on property on left side of road.
1671 Crosswind Drive.

Located just north of San Antonio, east of Austin, west of Fredericksburg, and south of Marble Falls all within a 30-to-45-minute drive.

Showing Instructions: Shown by appointment only, 24-hour notice recommended, listing agent must accompany all showings. Please contact listing agent to schedule showing time. Prequalify Buyer prior to showing.
Please allow 1 to 1.5 hours for the showing. There is a 4-seater UTV we will use when showing the acreage.

Community Information:

The Landing at Blanco FAA Identifier: 3TA5 Blanco Landing Airport: 3400 FT Paved runway.

Hanger pad sites for lease contact The Landing POA for more information: thelanding3238@gmail.com

Notes: See "Documents" for additional property information

Restrictions & Plat

The Landing Map

Seller & Septic Disclosures

Blanco County Septic Information

Well Report

House and Guest House Plans & Elevations

Room Dimensions

Aerial Photo

Survey of Home on 1.71 Acres out of the 28.78 acres

Blanco Landing Airport FAA Information (3TA5)

Premier Golf Membership at River Crossing Golf Club info