

# \$2,700,000 - 311 Carrol Lane, Dripping Springs

MLS® #1933884

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## \$2,700,000

7 Bedroom, 6.00 Bathroom, 6,747 sqft  
Residential on 20.00 Acres

Harmon Hills Sec One, Dripping Springs, TX

Enjoy end-of-the-road privacy at this 20 acre estate, previously owned by a two-time Rock and Roll Hall of Famer!

Welcome to 311 Carrol Lane, discreetly nestled in the Harmon Hills neighborhood in Dripping Springs. The Wildlife Exempt acreage is a nature & bird lover's paradise, with many species of trees and wildlife. The grand Farmhouse boasts 3,938 square feet with a sizable Primary Suite on the ground level. You'll also find a massive great room (complete with a "Big Ass" fan), two dedicated offices, & two bedrooms suites & a second living upstairs. The gourmet chef's kitchen overlooks the great room, and includes a center island with seating. Built in Kitchen Aid stainless steel appliances and a propane fueled 6 burner Dacor cooktop. The Ranch House is 2,209 SF with 3 beds, 2 baths, eat-in galley style kitchen, living, dining, and large flex room. The Cottage is 600 SF of pure charm! 1 bed, 1 bath, full kitchen/living/dining & porches. Refreshing swimming pool and outdoor barbecue area, high fenced garden, storage shed, and rainwater collection. All homes have metal roofs AND front and back covered porches. Fenced and cross fenced. Distant views from the top of the property, overlooking your private estate and the Hill Country. Five minutes to dining, shopping, and entertainment. Zoned



for the acclaimed Dripping Springs schools. 27 miles to Congress Ave in downtown Austin. Sensible deed restrictions, and no HOA. Enjoy your very own retreat!

Built in 2007

### Essential Information

ListingFeed	abor_vow
MLS® #	1933884
List Price	\$2,700,000
Sale Price	\$2,387,500
Sale Date	December 14th, 2023
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	6,747
Acres	20.00
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	311 Carrol Lane
Subdivision	Harmon Hills Sec One
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

### Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Water Connected
Features	None
Parking	Circular Driveway, Concrete, Door-Multi, Detached Carport, Driveway, Electric Gate, Garage, Golf Cart Garage, Gravel, Gated, Inside Entrance, Kitchen Level, Outside, Parking Pad, Private, Garage Faces

	Side, Storage
# of Garages	3
Garages	Garage Door Opener
View	Hills, Pasture, Trees/Woods
Waterfront	Pond, See Remarks
Has Pool	Yes

### **Interior**

Interior	See Remarks, Tile, Wood
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Double Oven, Dishwasher, Disposal, Microwave, Propane Cooktop, Range Hood, Water Softener Owned, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator
Heating	Central, See Remarks
Cooling	Central Air, Ceiling Fan(s), See Remarks
Fireplace	Yes
# of Fireplaces	6
Fireplaces	Bedroom, Dining Room, Family Room, Gas Starter, See Remarks, Stone, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Barbecue, Garden, Outdoor Grill, Rain Gutters
Lot Description	Cul-De-Sac, Farm, Garden, Gentle Sloping, Level, Private, Many Trees, Split Possible, Trees Large Size, Trees Medium Size, Trees Small Size, Views
Windows	Blinds, Double Pane Windows, Plantation Shutters
Roof	Metal
Construction	Cedar, Frame, HardiPlank Type, Stone
Foundation	Slab

### **School Information**

District	Dripping Springs ISD
Elementary	Walnut Springs
Middle	Dripping Springs Middle
High	Dripping Springs