

\$1,249,000 - 195 Ranch Ridge Drive, Dripping Springs

MLS® #2854236

\$1,249,000

4 Bedroom, 5.00 Bathroom, 3,547 sqft
Residential on 0.80 Acres

Harrison Hills Ph One, Dripping Springs, TX

Back on market- Great inspection but buyers got cold feet. Stunning one-story 4-bedroom, 4.5 bath home on an expansive .8 acre wooded lot that is blanketed in large, mature trees and lush landscaping. This incredible home is nestled in the highly desirable Harrison Hills community and boasts an extraordinary backyard retreat. The kitchen is the heart of the home with charming white cabinetry, herringbone tile backsplash, granite countertops, and top-of-the-line stainless steel appliances. Entertain with ease in this open-concept floor plan that is centered by a large kitchen island. Beautiful dark hardwoods flow seamlessly throughout the main living areas and make the home feel very rich and inviting. The elaborate primary suite showcases its own private courtyard where you will love to wake up and sip your morning coffee while taking in the fresh air! Equipped with 2 huge walk-in closets, one conveniently feeding into an expansive laundry room. The zen en-suite spa bathroom features dual vanities, a large soaking tub, and a walk-in shower with stylish rainwater glass. A multitude of windows throughout the home flood every area with desired natural light. Impressive stonework and serene landscaping create the most amazing view from the massive, covered back patio featuring 540 sq ft of outdoor living space. Sit around the cozy outdoor fireplace and listen to the tranquil sound of the pool waterfall. Other features include a bonus game room separating two of



the guest bedrooms, a stately office with custom built-ins and shelving, a craft room that can also be used as a study, and a fabulous lap pool with beach entry. This remarkable home is set in the superior-rated Dripping Springs ISD and conveniently located 25 minutes to DT Austin, close in proximity to hike and bike trails, DT Dripping Springs, the Hill Country Galleria, and within walking distance to Dripping Springs Elementary. Come make it your home today!

Built in 2014

Essential Information

ListingFeed	abor_vow
MLS® #	2854236
List Price	\$1,249,000
Sale Price	\$1,225,000
Sale Date	September 15th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,547
Acres	0.80
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	195 Ranch Ridge Drive
Subdivision	Harrison Hills Ph One
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Available
Features	See Remarks
Parking	Driveway, Garage
# of Garages	3
View	Pool
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Disposal, Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside
# of Stories	1
Stories	One

Exterior

Exterior Features	Gas Grill, Private Yard
Lot Description	Landscaped, Many Trees, Sprinklers Automatic
Windows	None
Roof	Shingle
Construction	Brick, Stone
Foundation	Slab

School Information

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