

# \$1,799,999 - 174 Lloyd Lane, Dripping Springs

MLS® #6149925

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## \$1,799,999

4 Bedroom, 4.00 Bathroom, 3,992 sqft  
Residential on 2.93 Acres

Counts Estates Ph Two Aka Butler Ranch Estates, Dripping Springs, TX

It doesn't get much better than this gorgeous Butler Ranch Estates home. Sitting on 2.93 acres, this 1-story beauty spans over 3,992 sq ft and includes 4 beds, 4 full baths, 2 dining areas, an office, and a game/media room. Designed with high-end finishes and fixtures, this home merges comfort with impeccable style, creating a space you will look forward to coming home to. As you step inside, you will be greeted by warm wood-look tile flooring, neutral toned walls, and abundant natural light. The open concept living, dining, and kitchen will take your breath away with a high, wood beamed ceiling, floor to ceiling stone fireplace, and x-large windows that display the picturesque backyard. Built-in surround sound sets the mood during your intimate gatherings or lively get-togethers. The gourmet kitchen has everything a connoisseur of fine living might desire; stunning wood cabinetry, quartz countertops, tile backsplash, walkthrough butler's pantry, and under cabinet lighting. This incredible kitchen also features a SS gas cooktop, double ovens, built-in microwave, and dishwasher. Located in the back corner of the home, separate from all of the guest bedrooms, you will find the tranquil owner's suite that looks out over the resort-style backyard. No need to leave your home for a day at the spa with a sumptuous ensuite bath and massive walk-in closet right at your fingertips. The expansive back patio provides the ultimate haven for entertaining with a floor to ceiling stone fireplace, grilling area for the



serious BBQer, sitting and dining area, and multiple TVs. The sparkling, heated pool and spa offers all-year dips while the waterfall adds a sense of tranquility. This incredible yard also features an x-large pergola, fire pit area, and detached 2 car workshop. This home is the perfect escape from the city, but is still located with minutes of DT Dripping Springs. Zoned for highly rated DSISD!

Built in 2019

### Essential Information

ListingFeed	abor_vow
MLS® #	6149925
List Price	\$1,799,999
Sale Price	\$1,695,000
Sale Date	June 30th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,992
Acres	2.93
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	174 Lloyd Lane
Subdivision	Counts Estates Ph Two Aka Butler Ranch Estates
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

### Amenities

Utilities	Electricity Available, Propane, Water Available
Features	None

Parking	Attached, Door-Multi, Garage
# of Garages	3
View	Hills, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Tile
Appliances	Built-In Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Range Hood, Water Softener Owned, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Barbecue, Gas Grill, No Exterior Steps, Private Yard, Rain Gutters
Lot Description	Irregular Lot, Landscaped, Sprinklers Automatic, Trees Large Size, Trees Medium Size, Views
Windows	Screens, Shutters
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

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