

# \$1,750,000 - 13308 View Ridge Court, Austin

MLS® #7907175

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## \$1,750,000

5 Bedroom, 4.00 Bathroom, 4,568 sqft  
Residential on 2.53 Acres

Friendship Ranch, Austin, TX

Stunning Hill Country home in the coveted Dripping Springs School District. Located on the East side of Dripping Springs this home gives easy and quick access to Austin and all roads that lead to the city while still being in the Heart of the Hill Country. Friendship Ranch has very few homes that come on the market because it is such a special place to live. Lovingly cared for and filled with gorgeous and well thought out upgrades throughout beginning with the beautiful stone walk-way that leads you through the steel and glass front door and into the open and light foyer. From here you will see the large open formal dining room, complete with closet to keep all your valuables safe to the the large dedicated office with built-ins galore, a large bay window and separate entrance to the Owners Suite. The large Living Room has fabulous tall ceilings, a wood burning stove for those chilly winter nights and a gorgeous Custom Mesquite Mantel. The large kitchen has been completely remodeled and is not only beautiful but very functional. Downstairs there are 2 bedrooms, 2.5 bathrooms plus an extra bonus room that can be used as a bedroom, 2nd office, or yoga room. Upstairs there are 2 more large bedrooms with walk-in closets, a large full bathroom and open sitting or game room with the most fabulous Hill Country Views. Step out to the completely enclosed patio with large sliding glass doors that overlook the gorgeous gardens. Meander along the paths



and you will find a 1,000 sq. ft standalone work shop complete with water, 110 and 220 electricity and garage door, a separate garden shed, wood shed and green house. Â Take your time as you visit this park like property and enjoy all it has to offer.

Built in 1995

### **Essential Information**

ListingFeed	abor_vow
MLS® #	7907175
List Price	\$1,750,000
Sale Price	\$1,500,000
Sale Date	December 30th, 2021
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,568
Acres	2.53
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	13308 View Ridge Court
Subdivision	Friendship Ranch
City	Austin
County	Hays
State	TX
Zip Code	78737-9114

### **Amenities**

Utilities	Propane
Features	None
Parking	Oversized, Garage Faces Side
# of Garages	3

View Garden, Hills, Panoramic, Trees/Woods

Waterfront None

### **Interior**

Interior Stone, Wood

Appliances Double Oven, Dryer, Dishwasher, Microwave, Oven, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Washer

Heating Central

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Living Room, Master Bedroom, Wood Burning

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Garden, Private Yard, Rain Gutters

Lot Description Back Yard, Cul-De-Sac, Front Yard, Private, Many Trees, Trees Medium Size, Views

Windows Bay Window(s), Plantation Shutters, Screens, Skylight(s)

Roof Composition

Construction Masonry, Stone

Foundation Slab

### **School Information**

District Dripping Springs ISD

Elementary Sycamore Springs

Middle Sycamore Springs

High Dripping Springs