

\$1,749,000 - 480 Butler Ranch Road, Dripping Springs

MLS® #8132423

\$1,749,000

5 Bedroom, 4.00 Bathroom, 4,372 sqft
Residential on 1.85 Acres

Counts Estates, Dripping Springs, TX

Welcome to a stunning single-story estate in a prime Dripping Springs location! This custom-designed luxury home, along with an attached Casita, is a true gem loaded with upgrades and offering privacy and Hill Country ambiance. Situated on over 1.85 acres with beautiful trees, this property boasts out-of-this-world outdoor space meticulously landscaped for a major wow factor.

The main residence features 5 bedrooms and 4.5 bathrooms, encompassing 4372 square feet of living space. The South facing back yard with a large extended and covered patio, complete with a wood-burning fireplace, provides a perfect setting for morning coffee or peaceful evenings with friends and family. Upon entering, an expansive foyer greets you, leading to a formal dining space, a dedicated study, and a living room with 12ft cedar beamed ceilings and wall-to-wall windows overlooking the amazing outdoor space. The open-concept floor plan includes a Chef's™ kitchen with an oversized island, custom cabinets, quartz countertops, stainless steel appliances, and a large walk-through pantry. The primary suite offers a quiet retreat with a spa-like bathroom featuring a freestanding tub, large walk-around shower, and a walk-in closet. The property also includes a second living room, perfect for a kid's retreat or media room, along with spacious secondary bedrooms and charming Jack and Jill bathrooms. Additional features include a



20x50 foot custom-designed 8ft deep pool, hot tub, outdoor cabana, 8-Camera Hard-Wired Security sSystem, water softener, reverse osmosis in sink drinking water, double oven, Andersen Windows, a treehouse, shed, epoxy-coated floors in the garage, insulated garage walls, artificial turf in the backyard, heated pool, and over 140 live oak trees. Low property tax rate, city water, and a very private lot that feels far out but is only 2 min to HEB and all the amenities of Drip, this property offers a rare blend of luxury and convenience.

Built in 2021

Essential Information

ListingFeed	abor_vow
MLS® #	8132423
List Price	\$1,749,000
Sale Price	\$1,500,000
Sale Date	May 23rd, 2024
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,372
Acres	1.85
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	480 Butler Ranch Road
Subdivision	Counts Estates
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Underground Utilities
Features	None
Parking	Garage
# of Garages	3
Garages	Garage Door Opener
View	Hills
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Range, Built-In Gas Range, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Electric Oven, Disposal, Gas Range, Microwave, Stainless Steel Appliance(s)
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, See Remarks
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks, Arbor
Lot Description	Corner Lot, Front Yard, Landscaped, Private, Many Trees, Sprinklers Automatic, Xeriscape
Windows	Vinyl
Roof	Composition
Construction	Masonry
Foundation	Slab

School Information

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