

# \$2,500,000 - 460 Roy Breed Road, Dripping Springs

MLS® #9279101

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## \$2,500,000

4 Bedroom, 3.00 Bathroom, 3,012 sqft  
Residential on 27.18 Acres

None, Dripping Springs, TX

This hill country chic custom home is perched in the center of this private 27 acres with grand panoramic views! The exterior of the home consists of a white limestone exterior, standing seam metal roof and a covered deck to enjoy the impressive views! The open floorplan includes a chef's kitchen, family room, formal dining, separate breakfast room and a designated study. This one and a half story home has a large bonus room upstairs for an additional office or extra bedroom space. The property is fully fenced, wildlife exempt for low taxes, has a wet weather creek, a spring and a stocked pond. The property has both a well and rainwater, a fenced vegetable garden, a welcoming fire pit area and a huge 20'x40' detached shop! See attached features list for more info on this lovely property!



Built in 2016

## Essential Information

|             |                     |
|-------------|---------------------|
| ListingFeed | abor_vow            |
| MLS® #      | 9279101             |
| List Price  | \$2,500,000         |
| Sale Price  | \$2,330,000         |
| Sale Date   | February 24th, 2022 |
| Bedrooms    | 4                   |
| Bathrooms   | 3.00                |
| Full Baths  | 2                   |

|                |                         |
|----------------|-------------------------|
| Half Baths     | 1                       |
| Square Footage | 3,012                   |
| Acres          | 27.18                   |
| Year Built     | 2016                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 460 Roy Breed Road |
| Subdivision | None               |
| City        | Dripping Springs   |
| County      | Hays               |
| State       | TX                 |
| Zip Code    | 78620              |

### **Amenities**

|              |   |
|--------------|---|
| Utilities    | Electricity Connected, Propane, Other, Phone Available, Water Connected         |
| Features     | None  |
| Parking      | Attached, Door-Multi, Detached, Electric Gate, Garage, Gated, Garage Faces Side |
| # of Garages | 4   |
| Garages      | Garage Door Opener  |
| View         | Hills, Panoramic, Pond, Trees/Woods   |
| Waterfront   | Creek, Pond, Stream   |

### **Interior**

|                 |   |
|-----------------|---|
| Interior        | Concrete  |
| Appliances      | Built-In Gas Range, Convection Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s), Water Purifier |
| Heating         | Central   |
| Cooling         | Central Air   |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Living Room, Masonry  |
| Stories         | One and One Half  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Dog Run, Private Entrance, Private Yard, Rain Gutters           |
| Lot Description   | Agricultural, Sloped Down, Garden, Private, Many Trees, Views, Waterfall |
| Windows           | Insulated Windows, Screens   |
| Roof              | Metal  |
| Construction      | Masonry  |
| Foundation        | Slab   |

### **School Information**

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