

\$1,200,000 - 2622 Stagecoach Ranch Road, Dripping Spring

MLS® #9469771

\$1,200,000

3 Bedroom, 4.00 Bathroom, 3,291 sqft
Residential on 10.00 Acres

A0587-C&M Rr Co Surv, Dripping Springs, TX

Multiple Offers - Deadline for submission is Sunday 1/15 at noon. Incredible options! This wonderful property is situated on 10 private acres with a wet weather creek running through it and was updated and expanded in 2017. There are two main structures on the property, the main house as well as a guest cabin - plus there is an ideal build site up the hill which could offer picturesque panoramic views. The main house consists of 3 bedrooms and 4 bathrooms, with an open and airy floorplan, and high beamed ceilings. The kitchen features a large granite topped center island, custom Kentmore kitchen cabinets made out of alder with soft close hinges, a pot filler at the large stove, large farmhouse porcelain sink and stainless steel appliances. The kitchen looks out to the living room with it's floor to ceiling stone fireplace and numerous windows to take full advantage of the views beyond. The generously sized primary bedroom includes sliding glass doors for direct access to the wrap around porch, as well as an en-suite bathroom with dual vanities, custom walk-in shower and claw foot bathtub. There are two more additional bedrooms each with attached bathroom, plus a dedicated craft room which could also be used as a media room, game room or additional bedroom; an office and a large a laundry room, plus a loft area. The loft area is high enough to comfortably stand, and the access ladder has a slide to push it flush against the wall when not in use. The cozy



guest studio features a loft bedroom, full bathroom, full kitchen and living room with views out to the porch and creek. There is a 30,000 gallon rainwater tank on the property in addition to the well, a couple of storage sheds and a chicken coop; and the perimeter is fully fenced. This property would be great for multi-generational living, multi dwelling income property, retreat, etc. - the options are numerous. Located within Dripping Springs ISD, lower tax and rate and no mandatory HOA.

Built in 2017

Essential Information

ListingFeed	abor_vow
MLS® #	9469771
List Price	\$1,200,000
Sale Price	\$1,300,000
Sale Date	January 31st, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	3,291
Acres	10.00
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2622 Stagecoach Ranch Road
Subdivision	A0587-C&M Rr Co Surv
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	Park
Parking	Driveway, Gravel, Outside
View	Hills, Trees/Woods, Creek/Stream
Waterfront	Creek, Stream

Interior

Interior	Concrete
Appliances	Dishwasher, Free-Standing Range, Microwave, Refrigerator, Stainless Steel Appliance(s)
Heating	Central, Propane, Wall Furnace
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Private, Many Trees, Trees Large Size, Xeriscape, Sloped Up
Windows	Double Pane Windows
Roof	Metal
Construction	HardiPlank Type
Foundation	Pillar/Post/Pier

School Information

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