

# \$1,595,000 - 2611-b Ranch Road 165 Ranch, Dripping Springs

MLS® #9847792

## \$1,595,000

3 Bedroom, 3.00 Bathroom, 2,268 sqft  
Residential on 14.00 Acres

Unrestricted Land, Dripping Springs, TX

What a slice of heaven here in the country. The road to the property is a quarter mile from the turn off at RR165. It gives you the feeling you're on a much bigger piece of property looking across the pool and into the valley from the back. The home was originally built by Tilson Custom Homes in 2013 and recently extensively updated. All flooring excluding Bdrms, has been replaced with a high end 5ft x 1ft porcelain faux natural oak plank, all trim replaced with 5 1/2" base. Every wall repainted w/a light dove grey color, white ceilings w/white doors and trim. Truly stunning! 10 ft. ceilings mostly throughout, stepped up in the Family Rm. & Master Bdrm., 9 ft ceilings in Bdrm 2 & 3. Luxury M. Bath w/huge walk-in shower, jetted tub, double vanities, and an enormous closet. Work from home? Not only do we have a desk area down the hall by the 2 bdrms but an executive office just to the left as you come in the front door. You'll love the kitchen, its open to the Family room and has seating at the island.



Built in 2013

## Essential Information

ListingFeed	abor_vow
MLS® #	9847792
List Price	\$1,595,000
Sale Price	\$1,587,500
Sale Date	March 31st, 2022

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,268
Acres	14.00
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2611-b Ranch Road 165 Ranch
Subdivision	Unrestricted Land
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

### **Amenities**

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Propane, Sewer Connected
Features	None
Parking	Attached, Circular Driveway, Direct Access, Door-Single, Garage, Gated, Kitchen Level, RV Access/Parking, Garage Faces Side, Secured, Storage
# of Garages	2
Garages	Garage Door Opener
View	City Lights, Canyon, Hills, Panoramic, Rural, Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile
Appliances	Built-In Gas Oven, Double Oven, Dishwasher, Electric Oven, Electric Water Heater, Free-Standing Gas Oven, Free-Standing Gas Range, Gas Range, Microwave, Water Purifier Owned, Propane Cooktop, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central, Electric, Fireplace(s), Heat Pump, Hot Water, Propane, Propane Stove

Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Masonry, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Agricultural, Back Yard, Cleared, Flag Lot, Front Yard, Gentle Sloping, Interior Lot, Private, Rolling Slope, Rock Outcropping, Split Possible, Trees Medium Size, Views
Windows	Blinds, Double Pane Windows, Insulated Windows, Screens, Window Coverings
Roof	Composition
Construction	Masonry, Stone, Stucco
Foundation	Slab

### **School Information**

District	Johnson City ISD
Elementary	Lyndon B Johnson
Middle	Lyndon B Johnson
High	Lyndon B Johnson (Johnson City ISD)