

\$4,400,000 - 3300 Fm 165 - Lot 14, Dripping Springs

MLS® #1989229

\$4,400,000

5 Bedroom, 5.00 Bathroom, 4,891 sqft

Land / Farm on 16.01 Acres

Ranches at Dripping Springs, Dripping Springs, TX

Home is currently under construction. Early Spring 2026 anticipated completion date. Luxury meets Hill Country elegance in this stunning custom home by Keith Wing Custom Builders, currently under construction on the breathtaking Lot 14 in Ranches at Dripping Springs. This expansive estate is designed to embrace the beauty of its natural surroundings, featuring epic views, open spaces, a serene grotto, and a seasonal creek. Thoughtfully designed with top-tier finishes and luxury upgrades, including Wolf/Sub Zero appliances, the home boasts a seamless blend of style and comfort. The outdoor living area is a true retreat, complete with a resort-style pool, covered and uncovered lounge spaces, and a fully equipped outdoor kitchen—perfect for entertaining. A spec presentation booklet is available to preview the exquisite finish-out details. Don't miss this rare opportunity to own a premier ranchette in the heart of the Texas Hill Country!



Built in 2025

Essential Information

MLS® #	1989229
Price	\$4,400,000
Bedrooms	5
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	4,891
Acres	16.01
Year Built	2025
Type	Land / Farm
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Panoramic,TreesWoods
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Community Information

Address	3300 Fm 165 - Lot 14
Area	BL
Subdivision	Ranches at Dripping Springs
City	Dripping Springs
County	Blanco
State	TX
Zip Code	78620

Amenities

Utilities	Other, See Remarks, Underground Utilities
Features	Community Mailbox
Parking	Concrete, Golf Cart Garage, Kitchen Level, Private, Garage Faces Side
# of Garages	3

Interior

Interior	Brick, Tile, Wood
Appliances	Built-In Range, Built-In Refrigerator, Dishwasher, Disposal, Microwave, Range Hood, Water Softener Owned, Water Softener, Tankless Water Heater, Wine Cooler
Heating	Central, Electric
# of Fireplaces	2
Fireplaces	Living Room, Stone
# of Stories	2
Stories	Two

Exterior

Exterior Features	Barbecue, Outdoor Grill, Private
Lot Description	Back Yard, Cleared, Cul-De-Sac, Outcropping, Sprinkler - Rain, Views, Xeriscape
Roof	Metal
Construction	Stone, Spray Foam Insulation
Foundation	Slab



School Information

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

Additional Information

Date Listed	July 31st, 2025
Days on Website	96
Days on Market	88
HOA Fees	1800
HOA Fees Freq.	Annually

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