

\$1,550,000 - 1769 Parten Ranch Pkwy, Austin

MLS® #2591525

\$1,550,000

5 Bedroom, 5.00 Bathroom, 4,078 sqft
Residential on 1.62 Acres

Parten Ranch Ph 2, Austin, TX

Sellers offering a \$50k incentive for an acceptable offer by 6 pm on 10/19! Set on over 1.5 acres in the amenity-rich Parten Ranch community, this exceptional modern farmhouse offers the perfect fusion of refined design and relaxed Hill Country living. Just minutes from Dripping Springs and within easy reach of Downtown Austin, the residence affords both privacy and accessibility—an ideal retreat for discerning buyers seeking serenity without compromise.

Step inside to soaring vaulted ceilings with exposed beams, wide-plank wood floors, and expansive living spaces that seamlessly blend comfort and style. The heart of the home is a chef's kitchen worthy of a culinary magazine, featuring a grand quartz island, Wolf appliances, custom cabinetry, and an adjoining butler's pantry complete with wine fridge and prep sink.

Designed for effortless entertaining and everyday elegance, the main level also hosts a formal dining room, intimate den, sun-drenched family room, and a bespoke home office with custom built-ins. The primary suite is a tranquil haven, offering vaulted ceilings, a boutique-style walk-in closet, and a spa-worthy bath with dual vanities and a lavish walk-in shower.

Four additional bedrooms—including two on the main level—and a dedicated fitness room



provide space for both guests and hobbies. Upstairs, a spacious game room and two en-suite bedrooms allow for private guest quarters or a deluxe secondary living area.

Outdoor living is equally impressive, with a covered patio finished in tongue-and-groove wood overlooking the vast backyard—ready for a future pool, garden, or simply soaking in the hill country sunsets. A four-car garage with 2 EV outlets and generous unfinished space above offer both convenience and potential for future expansion.

Enjoy access to resort-style amenities including a community pool, trails, and recreation areas—all in one of the most desirable enclaves in the Austin area.

Built in 2023

Essential Information

MLS® #	2591525
Price	\$1,550,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	4,078
Acres	1.62
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	TreesWoods
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Community Information

Address	1769 Parten Ranch Pkwy
Area	HD
Subdivision	Parten Ranch Ph 2

City	Austin
County	Hays
State	TX
Zip Code	78737

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Natural Gas Connected, Water Connected
Features	Common Grounds/Area, Park, Playground, Pool, Trails/Paths
Parking	Attached, Door-Multi, Driveway, Garage, Garage Faces Side
# of Garages	4
Garages	Garage Door Opener

Interior

Interior	Carpet Free, Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Disposal, Double Oven, Gas Range, Range Hood, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Private
Roof	Metal
Construction	Brick, Masonry, Stucco
Foundation	Slab

School Information

District	Dripping Springs ISD
Elementary	Cypress Springs
Middle	Sycamore Springs
High	Dripping Springs

Additional Information

Date Listed	May 13th, 2025
Days on Website	156

Days on Market	143
HOA Fees	225
HOA Fees Freq.	Quarterly

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