# \$3,800,000 - 416 Julieanne Cv, Dripping Springs

MLS® #2743783

# \$3,800,000

4 Bedroom, 5.00 Bathroom, 4,169 sqft Land / Farm on 28.95 Acres

Estates of Walking W Ranch, Dripping Springs, TX

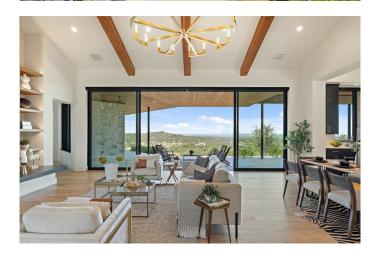
Discover the pinnacle of modern Hill Country living at 416 Julieanne Cove- a privately gated estate nestled on 28+ acres of pristine landscape in the coveted West Austin/Dripping Springs area. Designed and built by renowned John Siemering Custom Homes in 2018, this one-of-a-kind retreat offers breathtaking panoramic views, unrivaled privacy, and exceptional craftsmanship throughout.

Set at the end of a long private driveway, this striking residence is sited to maximize its dramatic vantage point over the rolling hills. Inside, interiors curated by Jennifer Garner Interiors blend bold sophistication with natural elegance, balancing comfort, functionality, and luxury. An expansive open-concept layout offers effortless flow between living, dining, and entertaining spaces, all framed by soaring wood-beamed ceilings and walls of glass that bring the outdoors in.

The chef's kitchen is a true showpiece, featuring Thermador appliances, custom black cabinetry with brass hardware, and a dramatic granite island- all accented by a clean, modern palette. The main-level primary suite is a serene escape with sweeping views, while additional bedrooms, a dedicated office (or optional fifth bedroom), and an upstairs game room with full bath provide ample space for family and guests.







Every detail of this home was designed with efficiency and comfort in mind- foam insulation, zoned HVAC, tankless water heaters, whole-house R/O, AV wiring, and automatic window shades.

Step outside and embrace a world of endless possibilities- savor the art of outdoor cooking in the summer kitchen, unwind beneath the covered terrace with family and friends, or let the night sky captivate you as you stargaze from the balcony. With two combined lots spanning 28+ acres, there's room to add a guest house, pool, barn, sport court, or equestrian facilities.

A rare opportunity to own a modern luxury estate with uncompromising views, room to grow, and the kind of privacy that can't be replicated.

Built in 2018

## **Essential Information**

MLS® # 2743783

Price \$3,800,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 4,169

Acres 28.95

Year Built 2018

Type Land / Farm

Sub-Type Single Family Residence

Status Active

# Water Feature/View

View Hills, Panoramic, Rural

# **Community Information**

Address 416 Julieanne Cv

Area HD

Subdivision Estates of Walking W Ranch

City Dripping Springs

County Hays
State TX
Zip Code 78620

#### **Amenities**

Utilities Electricity Connected, Propane, Sewer Connected, Water Connected

Features See Remarks

Parking Attached, Door-Multi, Door-Single, Driveway, Detached, Garage, Gated,

Private, Secured

# of Garages 5

Garages Garage Door Opener

## Interior

Interior Carpet, Tile, Wood

Appliances Built-In Gas Oven, Built-In Gas Range, Bar Fridge, Built-In Oven, Built-In

Refrigerator, Double Oven, Dryer, Dishwasher, Freezer, Disposal, Microwave, Stainless Steel Appliance(s), Tankless Water Heater, Wine

Refrigerator, Washer, Built-In Freezer

Heating Central, Fireplace(s), Propane

# of Fireplaces 1

Fireplaces Gas Log, Living Room

# of Stories 2

Stories Two

#### **Exterior**

Exterior Features Balcony, Barbecue, Gas Grill, Outdoor Grill, Rain Gutters

Lot Description Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Sprinklers In Rear,

Sprinklers In Front, Landscaped, Level, Native Plants, Private, Many Trees, Sprinklers Automatic, Sprinklers In Ground, See Remarks, Trees

Medium Size, Trees Small Size, Views, Xeriscape, Bluff

Roof Metal

Construction Masonry, Stone, Spray Foam Insulation

Foundation Slab

## **School Information**

District Dripping Springs ISD

Elementary Dripping Springs

Middle Dripping Springs Middle

High Dripping Springs

## **Additional Information**

Date Listed August 22nd, 2025

Days on Website 74

Days on Market 1

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