

\$4,450,000 - 3300 Fm 165 - Lot 7, Dripping Springs

MLS® #4589300

\$4,450,000

5 Bedroom, 6.00 Bathroom, 4,950 sqft

Residential on 12.91 Acres

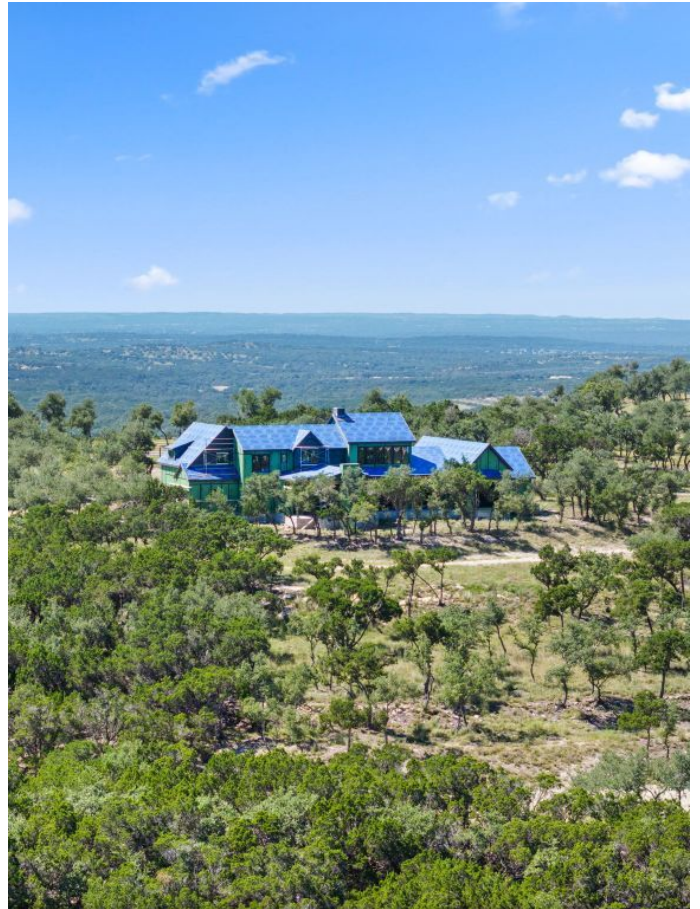
RANCHES AT DRIPPING SPRINGS, Dripping Springs, TX

****Home is currently Under Construction with an early spring 2026 completion. ****

Experience luxury living in this exquisite Keith Wing Custom Home, nestled within the prestigious Ranches at Dripping Springs, a premier gated community in the heart of Texas Hill Country. Set on 13 sprawling acres, this architectural masterpiece offers majestic views of rolling hills and distant horizons, delivering serenity and sophistication just 25 miles from Austin and minutes from vibrant Dripping Springs.

This residence boasts unparalleled craftsmanship with high-end finishes throughout. The open-concept design features soaring ceilings, hand-scraped hardwood floors, and walls of windows that flood the space with natural light, framing the breathtaking landscape. The gourmet kitchen is a chef's dream, equipped with top-tier stainless appliances, custom cabinetry, and a sprawling quartz island. The master suite is a private retreat, complete with a spa-inspired bath featuring a soaking tub, dual vanities, and a walk-in rain shower.

Step outside to an outdoor living oasis designed for year-round enjoyment. The expansive covered patio, complete with a fireplace and built-in grill, overlooks a stunning infinity-edge pool that seamlessly blends with the Hill Country vistas. Perfect for entertaining



or quiet evenings under the stars, this space elevates outdoor living to an art form. The 13-acre lot, dotted with mature oaks and gentle slopes, offers privacy, space for equestrian pursuits, or room to create your own legacy estate.

Ranches at Dripping Springs combines exclusivity with accessibility, featuring well-maintained roads, gated security, and proximity to acclaimed wineries, dining, and top-rated schools. This Keith Wing masterpiece, built with meticulous attention to detail, is a rare opportunity to own a custom home in one of Texas’s most sought-after communities.

Built in 2025

Essential Information

MLS® #	4589300
Price	\$4,450,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,950
Acres	12.91
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Hills,Pasture,Rural
------	---------------------

Community Information

Address	3300 Fm 165 - Lot 7
Area	BL



Subdivision	RANCHES AT DRIPPING SPRINGS
City	Dripping Springs
County	Blanco
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Connected, Propane, Underground Utilities
Features	Gated
Parking	Concrete
# of Garages	3

Interior

Interior	Tile, Wood
Appliances	Built-In Gas Range, Bar Fridge, Built-In Oven, Built-In Refrigerator, Double Oven, Dishwasher, Ice Maker, Microwave, Wine Refrigerator
Heating	Electric
# of Fireplaces	2
Fireplaces	Family Room, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Gas Grill, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Gentle Sloping, Native Plants
Roof	Metal
Construction	Masonry
Foundation	Slab

School Information

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

Additional Information

Date Listed	July 3rd, 2025
Days on Website	124
Days on Market	33

HOA Fees	1800
HOA Fees Freq.	Annually
Gated Community	Yes

Property Listed by: Moreland PropertiesThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 4th, 2025 at 10:16am CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.