\$2,800,000 - 9412 Grand Summit Blvd, Dripping Springs

MLS® #4797579

\$2,800,000

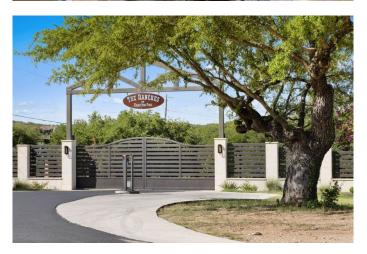
4 Bedroom, 5.00 Bathroom, 4,079 sqft Residential on 21.78 Acres

Ranches At Hamilton Pool The, Dripping Springs, TX

Discover unparalleled luxury and privacy at Cedar Creek Ranch, a magnificent, gated 21.78-acre ranchette within the prestigious Ranches at Hamilton Pool. A private, paved drive leads to this custom-built masterpiece, designed as a forever home with meticulous attention to detail. Inside, travertine floors and a barrel-vaulted hallway welcome you into a light-filled living room with cathedral ceilings, a fireplace with a live-edge mantle, and French doors offering miles of unobstructed views. The well-appointed kitchen features an oversized granite island, custom Knotty Alder cabinetry, an integrated Sub-Zero-style refrigerator, a 6-burner gas cooktop and grill, and a built-in ice-maker. This thoughtfully designed home offers exceptional privacy, with the owner's suite secluded from the additional en-suite bedrooms. All bedrooms feature wide-plank English oak flooring and are sound-buffered by insulated interior walls and solid-core doors. Enjoy a dedicated OFFICE, GAME ROOM with WET BAR, and a THEATER Room (easily convertible to a 4th bedroom). For ultimate comfort and convenience, the home is seamlessly controlled by Control4 Smart Home Automation and Nest Thermostats. A private water well feeds a 2,500-gallon storage tank, and a sophisticated UV/RO water purification system flows at 50 gpm. The property is primed for expansion, pre-wired for a future pool and guest house, complete with a second







septic system. The rolling acreage has been carefully maintained, with trees pruned for optimal health, and benefits from a wildlife tax exemption, contributing to a low tax rate of ~1.79%. This equestrian-friendly property is permitted for up to 6 HORSES. Enjoy AT&T Fiber Internet. Just minutes from Hamilton Pool Preserve and Milton Reimers Ranch Park, this prime location offers easy access to dining, shopping, and entertainment in Bee Cave and Dripping Springs, with a simple commute to Austin, Lake LBJ, and Fredericksburg. Zoned for highly-rated Lake Travis ISD.

Built in 2015

Essential Information

MLS® # 4797579

Price \$2,800,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 4,079

Acres 21.78

Year Built 2015

Type Residential

Sub-Type Single Family Residence

Status Active

Water Feature/View

View Hills, Panoramic, Rural, Trees Woods

Community Information

Address 9412 Grand Summit Blvd

Area LS

Subdivision Ranches At Hamilton Pool The

City Dripping Springs

County Travis

State TX

Zip Code 78620

Amenities

Utilities Electricity Connected, Fiber Optic Available, Propane, Phone Available,

Water Connected

Features Community Mailbox, Gated

Parking Attached, Concrete, Door-Multi, Garage Faces Front, Garage, Inside

Entrance, Oversized

of Garages 3

Interior

Interior Stone, Wood

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

Double Oven, Dishwasher, Disposal, Microwave, Water Purifier Owned, Refrigerator, Range Hood, Water Softener Owned, Stainless Steel

Appliance(s), Tankless Water Heater

Heating Central, Propane

of Fireplaces 2

Fireplaces Gas Starter, Living Room, Outside, Stone, Wood Burning

of Stories 1

Stories One

Exterior

Exterior Features Gas Grill, In-Wall Pest Control System, Lighting, Outdoor Grill, Private

Entrance, Private Yard, Rain Gutters, RV Hookup

Lot Description Sloped Down, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers

In Front, Interior Lot, Landscaped, Native Plants, Private, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Views

Roof Tile, Barrel

Construction Masonry, Stone, Spray Foam Insulation, Stucco

Foundation Slab

School Information

District Lake Travis ISD

Elementary Bee Cave

Middle Bee Cave Middle School

High Lake Travis

Additional Information

Date Listed August 7th, 2025

Days on Website 83

Days on Market 77

HOA Fees 3000

HOA Fees Freq. Annually

Gated Community Yes

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