# \$2,500,000 - 1276 Canyon Crossing View, Dripping Springs

MLS® #590004

## \$2,500,000

3 Bedroom, 3.00 Bathroom, 3,654 sqft Residential on 14.32 Acres

Ranches at Dripping Springs, Dripping Springs, Texas

Experience stunning and expansive vistas of the Texas Hill Country from every room in this gorgeous hilltop home. At almost 1600' elevation, you can see for miles and every room showcases the extraordinary landscape. The property is ideally situated between Austin, San Antonio and the Texas Wine Trail. And while it feels far from cities and towns, you're just minutes from Dripping Springs, Blanco and Johnson City, and less than an hour from Austin, San Antonio and Fredericksburg.

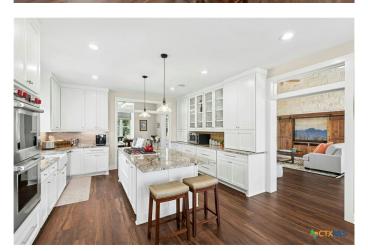
The home was completely remodeled in 2024 with comfort and luxury in mind. Once inside, you'll find multiple living and dining areas, a large gourmet kitchen with premium Wolf and Subzero appliances, a luxurious primary suite, large home office or flex room, oversize walk-in pantry, and two private bedrooms and bath upstairs.

A newly constructed "gentleman's barn" offers ample parking for multiple cars or an RV, as well as a workshop. The building's design allows for the addition of a 2nd floor guest apartment.

The property's 14+ acres feature a grotto, hiking trails, and abundant wildlife. The Wildlife Exemption gives you the opportunity to enjoy native game--and a significant tax break. When you walk the trails you'll find your favorite quiet space or views of the Hill







## Country.

As part of the Ranches at Dripping Springs development, you'll enjoy a thoughtfully planned community on almost 400 acres that honors and celebrates the topography, flora and fauna.

Are you looking for your primary residence or a 2nd home? A place to be near your students in Austin, San Marcos or San Antonio? Embrace luxury and tranquility in this Hill Country gem!

Built in 2001

### **Essential Information**

MLS® # 590004

Price \$2,500,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 3,654

Acres 14.32

Year Built 2001

Type Residential

Sub-Type Single Family

Style Hill Country, Traditional, Ranch

Status Active Under Contract

### Water Feature/View

View None

## **Community Information**

Address 1276 Canyon Crossing View

Subdivision Ranches at Dripping Springs

City Dripping Springs

County Blanco
State Texas
Zip Code 78620

## **Amenities**

Utilities Cable Available, Underground Utilities, Propane

Features Other, See Remarks, Gated

Parking Circular Driveway, Garage, Other, Oversized, RV Access/Parking, See

Remarks, Detached

# of Garages 1

## Interior

Interior Carpet, Tile, Hardwood

Appliances Double Oven, Gas Range, Range

Heating Central, Propane

Cooling Central Air, Electric

Fireplace Yes

Fireplaces Family Room, Gas, Wood Burning

# of Stories 1

Stories Two, One

## **Exterior**

Exterior Features Deck, Private Yard, Propane Tank - Owned

Windows Double Pane Windows

Roof Metal

Construction Masonry, Stucco

Foundation Slab

## **School Information**

District Johnson City ISD

Elementary Lyndon B. Johnson ES

Middle Lyndon B. Johnson MS

Lyndon B. Johnson MS

High Lyndon B. Johnson HS

#### Additional Information

Date Listed August 23rd, 2025

Days on Website 73
Days on Market 13
HOA Fees 1800

HOA Fees Freq. Annually

Gated Community Yes

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