

\$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
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

The information being provided by the Central Texas MLS is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.