

\$4,595,000 - 255 Patti Ln, Dripping Springs

MLS® #7902068

\$4,595,000

10 Bedroom, 8.00 Bathroom, 8,160 sqft

Residential on 8.88 Acres

Patricia Falls, Dripping Springs, TX

Exceptional 8.8-Acre Property in Dripping Springs, TX – Your Gateway to Hill Country Living

Discover the perfect blend of privacy, natural beauty, and convenient access to city amenities with this 8.8-acre property in Dripping Springs, TX. Located in the highly sought-after Fitzhugh Road area, this land offers a peaceful, rural setting while still being just minutes from everything you need. The property provides the flexibility to accommodate a few horses or cattle, should you choose to incorporate them into your lifestyle. Surrounded by breathtaking vistas and tranquility, this land is the perfect canvas for your dream estate.

Fitzhugh Road is known for its scenic, winding country roads and unique charm, offering an exclusive feel that's hard to beat. It's the perfect balance of seclusion and convenience, with easy access to Bee Cave, Lakeway, Wimberley, and Austin – each offering shopping, wineries, breweries, and more.

This property presents a rare opportunity to build your signature estate with a locally renowned custom home builder, named Best Builder in Austin in 2024. With geological and soil reports already completed, construction can begin quickly. The renderings provided showcase different design styles, and the



project can be customized to suit your preferences—down to the location of the home on the land and even adding multiple structures. Whether scaling the design up or down, this builder will help bring your dream to life.

Build your dream estate on this expansive acreage and enjoy both the tranquility of nature and the convenience of city living. The Fitzhugh Road area offers a rural yet accessible lifestyle, making it one of Central Texas' most desirable places to live.

Your dream estate in the Hill Country awaits.

Built in 2025

Essential Information

MLS® #	7902068
Price	\$4,595,000
Bedrooms	10
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	8,160
Acres	8.88
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	ParkGreenbelt,Hills,Panoramic,TreesWoods
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Community Information

Address	255 Patti Ln
Area	HD
Subdivision	Patricia Falls

City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Available, Propane, Other
Features	None
Parking	Additional Parking, Attached, Boat, Circular Driveway, Covered, Door-Multi, Driveway, Electric Gate, Enclosed, Garage, Golf Cart Garage, Inside Entrance, Kitchen Level, Lighted, Oversized, Garage Faces Side, Electric Vehicle Charging Station(s)
# of Garages	4
Garages	Garage Door Opener

Interior

Interior	Bamboo, Carpet, Carpet Free, Concrete, Marble, See Remarks, Stone, Terrazzo, Tile, Wood
Appliances	Bar Fridge, Built-In Refrigerator, Double Oven, Dishwasher, Free-Standing Freezer, Gas Cooktop, Disposal, Gas Range, Ice Maker, Microwave, Propane Cooktop, Plumbed For Ice Maker, See Remarks, Stainless Steel Appliance(s), Trash Compactor, Tankless Water Heater, Vented Exhaust Fan, Wine Cooler, Warming Drawer, Water Purifier, Wine Refrigerator
Heating	Central, Fireplace(s)
# of Fireplaces	2
Fireplaces	Bedroom, Double Sided, Family Room, Living Room, Primary Bedroom, Outside, See Remarks
Stories	Multi/Split

Exterior

Exterior Features	Balcony, Covered Courtyard, Dog Run, Garden, Gas Grill, Lighting, Misting System, Outdoor Grill, Private Entrance, Private Yard, Rain Gutters, RV Hookup, Sport Court, See Remarks, Uncovered Courtyard
Lot Description	Cleared, Sloped Down, Rolling Slope, Trees Large Size, Trees Medium Size, Trees Small Size, Views
Roof	Concrete, Metal, Slate, Spanish Tile, See Remarks, Stone, Synthetic, Tile
Construction	Blown-In Insulation, Board & Batten Siding, Brick, Glass, Masonry, Redwood Siding, Stone, Spray Foam
Foundation	Slab

School Information

District	Dripping Springs ISD
Elementary	Dripping Springs
Middle	Dripping Springs Middle
High	Dripping Springs

Additional Information

Date Listed	March 18th, 2025
Days on Website	229
Days on Market	44

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