

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

MLS® #8329688

\$2,800,000

4 Bedroom, 5.00 Bathroom, 4,079 sqft

Land / Farm 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® #	8329688
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	Land / Farm
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Panoramic,Rural,TreesWoods
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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, Dryer, Dishwasher, Disposal, Microwave, Water Purifier Owned, Refrigerator, Range Hood, Water Softener Owned, Stainless Steel Appliance(s), Tankless Water Heater, Washer
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
Lot Description	Sloped Down, Front Yard, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Native Plants, Private, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Views
Roof	Barrel, Tile
Construction	Masonry, Stone, Spray Foam Insulation
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis

Additional Information

Date Listed	August 20th, 2025
Days on Website	11
Days on Market	22

HOA Fees 3000
HOA Fees Freq. Annually
Gated Community Yes

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