

\$1,650,000 - 806 Bell Springs Rd, Dripping Springs

MLS® #8722501

\$1,650,000

8 Bedroom, 7.00 Bathroom, 3,625 sqft

Residential on 10.01 Acres

A0130 - Hinton Curtis Surv, Dripping Springs, TX

Welcome to Your Texas Hill Country Paradise!

Discover the ultimate multi-generational retreat nestled on over 10 acres of stunning Texas Hill Country. This exceptional property features a spacious main, well-upgraded manufacture home boasting approximately 2,281 square feet, featuring four generously-sized bedrooms—a perfect haven for family gatherings.

Enhancing this unique offering are four charming tiny homes, each spanning 336 sq. ft. These custom-designed spaces provide a cozy studio-style layout complete with full kitchens, private bathrooms, and in-unit washer/dryers. Whether you're welcoming guests, hosting events, or seeking a harmonious living arrangement for extended family, these tiny homes offer both comfort and privacy.

Step outside to enjoy thoughtful amenities crafted for relaxation and entertainment. Take a dip in the gorgeous negative-edge pool, with breathtaking Hill Country views that will leave you in awe. Wander through the magical forest or host gatherings in the enchanting outdoor chapel, all set against the backdrop of expansive green space ripe for future expansion and development opportunities.

As a short term rental business, this property



grossed \$200,000 in 2024.

The property is non-deed restricted and there is room for expansion.

Act now!this gem includes credit for a new survey (required for property division), fencing, and infrastructure if purchased separately. As an added bonus, the sister property at 802 Bell Springs is also available, offering an additional 13+ acres glamping retreat. Well lease to sister property.

Don't miss the chance to own this remarkable sanctuary, perfect for both family living and entrepreneur possibilities! Owner/Agent.

Built in 2016

Essential Information

MLS® #	8722501
Price	\$1,650,000
Bedrooms	8
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	3,625
Acres	10.01
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Hills,Panoramic,CreekStream
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Community Information

Address	806 Bell Springs Rd
Area	HD

Subdivision	A0130 - Hinton Curtis Surv
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Connected, Other, Water Connected
Features	None
Parking	Additional Parking

Interior

Interior	Carpet Free, Laminate
Appliances	Dryer, Dishwasher, Electric Range, Microwave, Refrigerator
Heating	Central
# of Fireplaces	2
Fireplaces	Electric, Family Room, Living Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Entrance
Lot Description	Native Plants, Many Trees, Views
Roof	Composition, Metal
Construction	HardiPlank Type, Wood Siding
Foundation	See Remarks

School Information

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

Additional Information

Date Listed	April 8th, 2025
Days on Website	209
Days on Market	145

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