

\$1,950,000 - 561 Broken Bit Trl, Dripping Springs

MLS® #8949577

\$1,950,000

3 Bedroom, 5.00 Bathroom, 3,352 sqft

Land / Farm on 12.94 Acres

A0101 A0101 - JOHN CASSADY SURVEY,
Dripping Springs, TX

Astonishing Hill Country views surround this sprawling 4,950 sq. ft. barndominium, expertly constructed with robust 12" and 16" I-beam steel framing for unmatched strength and enduring quality. Set on 12.938 AG exempt acres, the property is framed by majestic oak trees and fully enclosed by a 5 ft no-step pipe horse fence, ready for your horses or ag animals. The residence offers 3,352 sq. ft. of luxury living space paired with a climate controlled 6 car garage and loft that can serve as an office, flex space, or guest retreat. A 30,000 plus gallon rainwater collection system with supplemental well, dual 500 gallon propane tanks, foam insulation, large energy-efficient fiberglass windows, and whole-home networking with smart home capabilities ensure modern comfort and efficiency. Inside, the gourmet kitchen boasts an oversized quartz island with seating for 10, premium appliances, a coffee and bar station, and a warm open concept layout highlighted by hickory wood floors, expansive windows, and abundant natural light. The owner's suite offers a spa-like retreat with a dual-head walk-in shower, soaking tub, and his and her closets. Each guest bedroom includes a private bath and a walk in closet, with laundry facilities on both levels for added convenience. Designed for seamless indoor outdoor living, the home features two expansive 900 sq. ft. patios and decks that are perfect for savoring Hill Country sunsets and breezes. Additional



highlights include a full bath in the shop, durable coated flooring, and plumbing for a dog wash station.

Built in 2022

Essential Information

MLS® #	8949577
Price	\$1,950,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,352
Acres	12.94
Year Built	2022
Type	Land / Farm
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Panoramic
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Community Information

Address	561 Broken Bit Trl
Area	HD
Subdivision	A0101 A0101 - JOHN CASSADY SURVEY
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	None
Parking	Door-Multi, Driveway, Garage, Inside Entrance, Lighted, Oversized, Garage Faces Side, Electric Vehicle Charging Station(s), Asphalt, Direct Access, Heated Garage, Workshop in Garage
# of Garages	6

Garages	Garage Door Opener
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Interior

Interior	Carpet Free, Tile, Wood, Concrete
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Appliances	Bar Fridge, Convection Oven, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Disposal, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator, Free-Standing Electric Oven, Free-Standing Gas Range
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Heating	Central, Electric, Humidity Control
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# of Stories	2
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Stories	Two
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Exterior

Exterior Features	Exterior Steps, Lighting, Rain Gutters
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Lot Description	Back Yard, Front Yard, Many Trees, Trees Large Size, Trees Medium Size, Views, Agricultural, Farm, Flat
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Roof	Metal
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Construction	Frame, Concrete, Spray Foam Insulation, Asphalt, Glass, Metal Siding
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Foundation	Slab, Concrete Perimeter
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School Information

District	Dripping Springs ISD
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Elementary	Walnut Springs
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Middle	Dripping Springs Middle
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High	Dripping Springs
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Additional Information

Date Listed	October 3rd, 2025
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Days on Website	32
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