

# \$1,799,000 - 2202 Harmon Hills Road, Dripping Springs

MLS® #1089867

**\$1,799,000**

4 Bedroom, 5.00 Bathroom, 2,477 sqft

Residential on 10.10 Acres

Douglas Estates, Dripping Springs, TX

Welcome to 2202 Harmon Hills Road â€“ youâ€™re hill country retreat where you can unplug, unwind and relax. This property is AG exempt and consists of several buildings: a single story main house: 1,850 sq. ft., 3 bed, 3 bath, 1 living, 1 dining + 2 car garage, covered deck with grill, sink and ice maker / guest house; 255 sq. ft. 1 bed, 1 bath, Barn: 2 story, 970 sq. ft. open frame with parking for an additional 2 vehicles and room for a shop, gym: 368 sq. ft. with half bath + Greenhouse and wood shed at 120 sq. ft. each. Prepare to be impressed by the luxury finishes and exceptional design detail throughout every building. The 10.1 acre gated lot is unrestricted, not in the Dripping Springs ETJ, heavily wooded with mature trees offering plenty of shade and fantastic parking. Panoramic views are available with continued cedar clearing over the dry river bed canyons. Potential for swimming holes with damming of the wet weather creeks. Enjoy amazing sunset views and a friendly deer population visiting nightly. The property is on electric, well and septic systems plus it has Starlink Internet. Well pump system recently replaced. Fantastic location for income with a bed n breakfast, add a pavilion and more lodging for a wedding venue or bring in livestock for a ranch or a retreat. This is truly a one of a kind place and the possibilities are endless.

Built in 2009



## Essential Information

MLS® #	1089867
Price	\$1,799,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,477
Acres	10.10
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	2202 Harmon Hills Road
Area	HD
Subdivision	Douglas Estates
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

## Amenities

Utilities	Electricity Available, Sewer Connected, Water Connected, Other, Phone Connected, See Remarks, Underground Utilities
Features	See Remarks
Parking	Additional Parking, Attached, Driveway, Garage, Garage Door Opener, Kitchen Level, Asphalt, Door-Multi, Garage Faces Side, Gated, Gravel, Lighted, Off Street, Parking Lot, Paved
Garage Spaces	4
Garages	Garage Door Opener
View	Panoramic, Canyon, Hills, Trees/Woods
Waterfront	Seasonal

## Interior

Interior	Tile, Vinyl, Concrete
Appliances	Dryer, Dishwasher, Disposal, Microwave, Stainless Steel Appliance(s), Washer, Electric Water Heater, Free-Standing Range, Free-Standing

	Refrigerator, Vented Exhaust Fan, Water Softener
Heating	Central
Fireplaces	None
# of Stories	1
Stories	One

## Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters, Gas Grill, Outdoor Grill, Private Entrance, See Remarks
Lot Description	See Remarks, Views, Gentle Sloping, Level, Many Trees, Native Plants, Rock Outcropping, Rolling Slope, Sloped Down, Sloped Up, Trees Large Size, Trees Medium Size, Trees Small Size
Roof	Composition
Construction	Masonry, HardiPlank Type
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	January 10th, 2025
Days on Market	276

## Listing Details

Listing Office	Keller Williams - Lake Travis
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