

# \$3,250,000 - 13555 Nutty Brown Road, Austin

MLS® #1099536

**\$3,250,000**

3 Bedroom, 3.00 Bathroom, 2,666 sqft  
Residential on 17.27 Acres

Regal Oaks, Austin, TX

Seller financing available with the right terms. Breathtaking property in a prime location between Austin and Dripping Springs! Sitting on over 17 acres, this property boasts two dwellings and an old log cabin. The main house is 2 bedrooms/2 baths with a study totaling 1666+/- SF and the guest house is 1 bedroom/1 bath with 1000+/- SF. The property has beautiful tree coverage including impressive mighty oaks and cedar elms, a wet weather creek, and a scenic pond. Located in an extremely desirable location, it's only 4 minutes away from the newly developed Belterra Village, a few minutes to a brand new HEB at the corner of 290 and Nutty Brown Rd, and a short drive to the exclusive Driftwood Golf and Ranch Club. Close to restaurants, wineries, breweries, distilleries, and wedding venues, this property has the convenience of being only 8 miles from downtown Dripping Springs and 17 miles from downtown Austin. Simply the best of both worlds! Build your dream home, family compound or business as this property is unrestricted! With over 185' of frontage on Nutty Brown Rd, the opportunities are endless with this prime piece of real estate!

Built in 1960

## Essential Information

MLS® #	1099536
Price	\$3,250,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,666
Acres	17.27
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	13555 Nutty Brown Road
Area	HD
Subdivision	Regal Oaks
City	Austin
County	Hays
State	TX
Zip Code	78737

### Amenities

Utilities	Electricity Connected, Propane
Features	None
Parking	Driveway, Detached Carport, Electric Vehicle Charging Station(s)
View	Hills, Pond, Trees/Woods
Waterfront	Seasonal

### Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Dryer, Gas Range, Microwave, Refrigerator, Washer
Heating	Propane
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Bedroom
# of Stories	1
Stories	One

### Exterior

Exterior Features	See Remarks
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Lot Description	Many Trees, Trees Large Size, Views
Roof	Composition
Construction	HardiPlank Type
Foundation	Pillar/Post/Pier

### School Information

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

### Additional Information

Date Listed	January 13th, 2025
Days on Market	274

### Listing Details

Listing Office	Bramlett Partners
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