

\$2,500,000 - 1276 Canyon Crossing View, Dripping Springs

MLS® #3415454

\$2,500,000

3 Bedroom, 3.00 Bathroom, 3,654 sqft
Residential on 14.32 Acres

Ranches at Dripping Springs, Dripping Springs, TX

At almost 1600' elevation, you can see for miles and every room showcases the extraordinary landscape. Experience stunning and expansive vistas of the Texas Hill Country from every room in this gorgeous hilltop home.

The property is ideally situated between Austin, San Antonio and the Texas Wine Trail. HEB is just a 10-minute drive. And while it feels far from cities and towns, you're just minutes from Dripping Springs, Blanco and Johnson City, and less than an hour from Austin, San Antonio and Fredericksburg. A complete remodel was finished in early 2025 with comfort and luxury in mind. Once inside, you'll find multiple living and dining areas, a large gourmet kitchen with premium Wolf and Subzero appliances, a luxurious primary suite, oversize walk-in pantry, and two private bedrooms and bath upstairs. The large home office could easily be a 4th bedroom. A newly constructed "gentleman's barn" offers ample parking for multiple cars or an RV, as well as a workshop. The builder can convert to a Barndominium for added bedrooms, entertainment space and additional kitchen. The property's 14+ acres feature a grotto, hiking trails, and abundant wildlife. The Wildlife Exemption gives you the opportunity to enjoy native game--and a significant tax break. When you walk the trails you'll find your



favorite quiet space and views of the Hill Country.

As part of the Ranches at Dripping Springs development, you'll enjoy a thoughtfully planned community on almost 400 acres that honors and celebrates the topography, flora and fauna.

Are you looking for your primary residence or a 2nd home? A place to be near your students in Austin, San Marcos or San Antonio? Embrace luxury and tranquility in this Hill Country gem!

Built in 2001

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 3415454 |
| Price | \$2,500,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 3,654 |
| Acres | 14.32 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active Under Contract |

Community Information

| | |
|-------------|-----------------------------|
| Address | 1276 Canyon Crossing View |
| Area | BL |
| Subdivision | Ranches at Dripping Springs |
| City | Dripping Springs |
| County | Blanco |
| State | TX |
| Zip Code | 78620 |

Amenities

| | |
|-----------|--|
| Utilities | Cable Available, Electricity Connected, Propane, Water Connected |
| Features | Community Mailbox, Gated |

| | |
|---------------|---|
| Parking | Additional Parking, Asphalt, Driveway, Detached, Garage Level, RV Access/Parking, G |
| Garage Spaces | 2 |
| Garages | Garage Door Opener |
| View | Canyon, Hills, Panoramic, Ru |
| Waterfront | None |



Interior

| | |
|-----------------|--|
| Interior | Laminate, See Remarks |
| Appliances | Built-In Range, Built-In Oven, Built-In Refrigerator, Dryer, Dishwasher, Electric Water Heater, Disposal, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Refrigerator, Washer |
| Heating | Central |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Raised Hearth, Stone, Wood Burning |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|--|
| Exterior Features | Exterior Steps |
| Lot Description | Sloped Down, Backs to Greenbelt/Park, Native Plants, Rock Outcropping, Many Trees, Steep Slope, Trees Medium Size, Views, Bluff, Xeriscape |
| Roof | Metal |
| Construction | Stucco |
| Foundation | Slab |

School Information

| | |
|------------|-------------------------------------|
| District | Johnson City ISD |
| Elementary | Lyndon B Johnson |
| Middle | Lyndon B Johnson |
| High | Lyndon B Johnson (Johnson City ISD) |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 136 |

Listing Details

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