

\$1,250,000 - 204 E Lakeshore Drive, Dripping Springs

MLS® #3820328

\$1,250,000

3 Bedroom, 2.00 Bathroom, 1,541 sqft

Residential on 15.15 Acres

River Oaks Ranch Ph 2, Dripping Springs, TX

Welcome to a great find in the heart of Dripping Springs - 15 acres with ag exemption and a charming 3 bed / 2 bath farmhouse, ready for your big dreams of country living in the heart of the Texas Hill Country. Once a fully functioning family-farm, this special spot is ready for new owners with convenient location just 15 minutes to Bee Cave, Hill Country Galleria, and downtown Dripping Springs, situated off the north end of Bell Springs Road.

This premier location offers the perfect combination of remote privacy with the ease of access to all your favorite shops nearby. The perimeter of the 15 acres is fully fenced, ready for your animals, with several cross fencing in place, suitable for horses, exotics, chickens, cows, and more. There are several garden areas, outbuildings, and animal shelters already in place. The farmhouse is being sold as is and was recently remodeled with new paint, kitchen counters and flooring in the bedrooms. The house consists of 3 bedrooms and 2 bathrooms, with a living room with beamed ceilings and wood-burning fireplace, along with a kitchen and attached breakfast room. There is also a mud room with wash basin, washer/dryer hook ups, and even a screened in front wrap porch and detached 2-car garage. The home and land are currently rented through the end of the year, which could provide a buyer with instant income while considering future plans. Construction of a second home is allowed and there are several suitable sites on the 15-acre



tract. Property can not be subdivided and currently benefits from ag-exemption, with the option to switch to wildlife exemption in the fall.

Come explore what your very own private 15-acres can feel like in the heart of Dripping Springs, complete with beautiful oak trees, starry night skies, and tranquil privacy. Highly acclaimed DSISD schools, zoned to DSE and DSMS.

Built in 1995

Essential Information

MLS® #	3820328
Price	\$1,250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,541
Acres	15.15
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	204 E Lakeshore Drive
Area	HD
Subdivision	River Oaks Ranch Ph 2
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Connected
Features	None
Parking	Driveway, Detached, Gated, Outside, Oversized, Private
Garage Spaces	2

View	Pasture, Trees/Woods
Waterfront	None

Interior

Interior	Tile, Vinyl, Wood
Appliances	Dishwasher, Exhaust Fan, Fr
Heating	Central, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	1
Stories	One



Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Agricultural, Cul-De-Sac, Garden, Level, Private, Many Trees, Farm
Roof	Metal
Construction	Clapboard
Foundation	Slab

School Information

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

Additional Information

Date Listed	June 16th, 2025
Days on Market	120

Listing Details

Listing Office	Legacy Austin Realty
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