

# \$2,800,000 - 9412 Grand Summit Boulevard, Dripping Springs

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MLS® #4797579

**\$2,800,000**

4 Bedroom, 5.00 Bathroom, 4,079 sqft  
Residential on 21.78 Acres

Ranches At Hamilton Pool The, Dripping Springs, TX

Discover unparalleled luxury and privacy at Cedar Creek Ranch, a magnificent, gated 21.78-acre ranchette within the prestigious Ranches at Hamilton Pool.

A private, paved drive leads to this custom-built masterpiece, designed as a forever home with meticulous attention to detail.

Inside, travertine floors and a barrel-ceilinged hallway welcome you into a light-filled living room featuring cathedral ceilings, a fireplace with a live-edge mantle, and French doors that offer miles of unobstructed views. The gourmet kitchen features an oversized granite island, custom Knotty Alder cabinetry, an integrated Sub-Zero-style refrigerator, a 6-burner gas cooktop and grill, and a built-in ice-maker. This thoughtfully designed home offers exceptional privacy, with the owner's suite secluded from the additional en-suite bedrooms. All bedrooms feature wide-plank English oak flooring and are sound-buffered by insulated interior walls and solid-core doors. Enjoy a dedicated office, game room with wet bar, and a Theater Room (easily convertible to a 4th bedroom). For ultimate comfort and convenience, the home is seamlessly controlled by Control4 Smart Home Automation and Nest Thermostats. The property is primed for expansion, pre-wired for a future pool and guest house,



complete with a second septic system. The rolling acreage has been carefully maintained, with trees pruned for optimal health, and benefits from a wildlife tax exemption, contributing to a low tax rate of ~1.79%. This equestrian-friendly property is permitted for up to 6 horses. Enjoy AT&T Fiber Internet.

Just minutes from Hamilton Pool Preserve and Milton Reimers Ranch Park, this prime location offers easy access to dining, shopping, and entertainment in Bee Cave and Dripping Springs, with a simple commute to Austin, Lake LBJ, and Fredericksburg. Zoned for highly-rated Lake Travis ISD.

Built in 2015

### **Essential Information**

MLS® #	4797579
Price	\$2,800,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,079
Acres	21.78
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	9412 Grand Summit Boulevard
Area	LS
Subdivision	Ranches At Hamilton Pool The
City	Dripping Springs
County	Travis
State	TX
Zip Code	78620

## Amenities

Utilities	Electricity Connected, Fiber Optic Available, Phone Available, Propane, Water Connected
Features	Community Mailbox, Gated
Parking	Attached, Garage Faces Front, Garage, Concrete, Door-Multi, Inside Entrance, Oversized
Garage Spaces	3
View	Hills, Panoramic, Rural, Trees/Woods
Waterfront	None

## Interior

Interior	Wood, Stone
Appliances	Built-In Oven, Dishwasher, Disposal, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Bar Fridge, Built-In Gas Range, Built-In Refrigerator, Double Oven, Water Purifier Owned, Water Softener Owned
Heating	Central, Propane
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Starter, Living Room, Outside, Stone, Wood Burning
# of Stories	1
Stories	One

## Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters, Gas Grill, In-Wall Pest Control System, Outdoor Grill, RV Hookup
Lot Description	Front Yard, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Native Plants, Sprinklers Automatic, Trees Medium Size, Gentle Sloping, Many Trees, Private, Sloped Down, Sprinklers In Ground, Views
Roof	Barrel, Tile
Construction	Masonry, Stone, Spray Foam Insulation, Stucco
Foundation	Slab

## School Information

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis

## Additional Information

Date Listed August 7th, 2025

Days on Market 62

## Listing Details

Listing Office Kuper Sotheby's Int'l Realty

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