

# \$650,000 - 190 Carol Ann Drive, Austin

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MLS® #5705126

## \$650,000

4 Bedroom, 2.00 Bathroom, 1,978 sqft  
Residential on 2.26 Acres

Carol Oaks, Austin, TX

Set on over two acres on a quiet cul-de-sac, 190 Carol Ann Dr combines Hill Country privacy with quick access to Austin, Dripping Springs, and Bee Cave. This single-story home offers light-filled living spaces, modern updates, and a seamless connection to the outdoors.

The kitchen features custom pecan cabinetry, soft-close storage, vertical spice drawers, and rare llanite stone counters found only near Llano, Texas. Its shimmering blue quartz crystals shift with the light, making the space as unique as it is functional. A wall of windows frames sunsets from the kitchen and a wood-burning fireplace and stained-concrete floors anchor the open floor plan. The spacious primary suite includes a huge walk-in closet and an updated bath with accessibility features. Secondary bedrooms are generous, and a fourth bedroom or office sits privately apart for work or guests.

Recent upgrades include a 30-year roof (2020), new insulation, a larger water heater, HVAC updates, a high-end water softening and RO system, appliances, and fresh interior paint. Wide hallways, no interior steps, and grab bars in both baths make the home easy to navigate.

Out back, a heritage oak shades the patio and tiki bar, wired with electricity for entertaining. The oversized workshop (26x32) with power,



plumbing, storage, and RV hookups is ready for projects or conversion to a guest casita. A large open field offers flexibility for open space, livestock, or the potential to build an additional dwelling. Multiple fenced sections, fruit trees, and a garden space add versatility.

The property’s location blends the best of country and city living. Songbirds and quiet streets create a peaceful setting, while nearby coffee shops, bakeries, and HEB provide convenience. With Dripping Springs schools and countless wineries, breweries, and dining options minutes away. Both private and connected, This isn't just a home; it's breathing room, privacy, and a place to create your next chapter.

Built in 1979

**Essential Information**

MLS® #	5705126
Price	\$650,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,978
Acres	2.26
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	190 Carol Ann Drive
Area	HD
Subdivision	Carol Oaks
City	Austin
County	Hays
State	TX

Zip Code 78737

### Amenities

Utilities Above Ground Utilities, Electricity Connected, Sewer Connected  
Features None  
Parking Additional Parking, Attached, Door-Multi, Door-Single, Driveway, Detached, Garage Faces Front, Garage, Garage Door Opener, RV Access/Parking  
Garage Spaces 5  
Garages Garage Door Opener  
View Hills, Trees/Woods  
Waterfront None

### Interior

Interior Concrete, Tile, Vinyl  
Appliances Dishwasher, Free-Standing Electric Range, Microwave  
Heating Central, Electric  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room  
# of Stories 1  
Stories One

### Exterior

Exterior Features Dog Run, Garden, No Exterior Steps  
Lot Description Garden, Gentle Sloping, Trees Large Size, Split Possible  
Roof Composition  
Construction Brick Veneer, Frame  
Foundation Slab

### School Information

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

### Additional Information

Date Listed September 22nd, 2025  
Days on Market 22

## Listing Details

Listing Office      Pesek Property, LLC

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