

\$539,000 - 318 Victoria Peak Loop, Dripping Springs

MLS® #9386628

\$539,000

4 Bedroom, 4.00 Bathroom, 2,840 sqft

Residential on 0.15 Acres

Big Sky Ranch Ph 2 At Dripping Spgs,
Dripping Springs, TX

Welcome to 318 Victoria Peak Loop, where thoughtful design and everyday functionality come together in the sought-after community of Big Sky Ranch. This two-story home offers an incredible layout with flexible spaces, stylish finishes, and a private backyard retreat.

Step inside through the 8' mahogany front door to find a bright study with glass French doors, tray ceilings, and hardwood floors. The open living space features a stone gas fireplace with wood mantle, plenty of natural light, and a kitchen designed to impress - complete with white quartz counters, stainless apron sink, 5-burner gas cooktop, upgraded vent hood, and a large eat-up island. The family room area overlooks the backyard, and just off the kitchen you'll find a cleverly designed pocket office - perfect for staying organized without taking away from the main living spaces.

The spacious main level primary suite includes a bay window, dual vanities, and a spa-like super shower with rain showerhead & custom tile with glass corner shelving & oversized primary closet. Upstairs offers room for everyone with three bedrooms, two full baths (including one ensuite), a game room (that could be use for 3 living areas and an oversized media room.

Enjoy evenings outdoors on the huge covered



patio with no neighbors behind, a flat backyard with wood and wrought iron fencing, gas bib for grilling, and irrigation system already in place. Additional highlights include: brand new carpet (Aug 2025), upgraded lighting throughout, tech enhancements, a laundry room with space for a second fridge, and a 2-car garage with tankless water heater. See the property highlights for a full list. This home blends style, comfort, and convenience - ready for you to move in and enjoy.

Built in 2022

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 9386628 |
| Price | \$539,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,840 |
| Acres | 0.15 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active Under Contract |

Community Information

| | |
|-------------|-------------------------------------|
| Address | 318 Victoria Peak Loop |
| Area | HD |
| Subdivision | Big Sky Ranch Ph 2 At Dripping Spgs |
| City | Dripping Springs |
| County | Hays |
| State | TX |
| Zip Code | 78620 |

Amenities

| | |
|-----------|---|
| Utilities | Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Underground Utilities, Water |
|-----------|---|

| | |
|---------------|---|
| | Connected |
| Features | Bicycle Storage, Community Mailbox, Internet Access, Pet Amenities, Playground, Pool, Planned Social Activities |
| Parking | Attached, Garage, Garage Door Opener |
| Garage Spaces | 2 |
| Garages | Garage Door Opener |
| View | None |
| Waterfront | None |

Interior

| | |
|-----------------|---|
| Interior | Carpet, Tile, Wood |
| Appliances | Built-In Gas Range, Built-In Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Tankless Water Heater |
| Heating | Central |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Gas Log, Masonry |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Rain Gutters, See Remarks |
| Lot Description | Back Yard, Front Yard, Interior Lot, Landscaped, Level |
| Roof | Composition |
| Construction | HardiPlank Type, Masonry, Stone |
| Foundation | Slab |

School Information

| | |
|------------|-------------------------|
| District | Dripping Springs ISD |
| Elementary | WildwoodSprings |
| Middle | Dripping Springs Middle |
| High | Dripping Springs |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 4th, 2025 |
| Days on Market | 40 |

Listing Details

| | |
|----------------|---------------|
| Listing Office | Avalar Austin |
|----------------|---------------|

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