

# \$1,150,000 - 700 Pioneer Trail, Dripping Springs

MLS® #9577495

**\$1,150,000**

3 Bedroom, 2.00 Bathroom, 2,184 sqft

Residential on 10.01 Acres

Pioneer Ranch Sec 1, Dripping Springs, TX

Welcome to 700 Pioneer Trail, a lovingly maintained & renovated farmhouse in Dripping Springs with breathtaking 13-mile views stretching across the entire Pedernales River Valley. This 10-acre property is ideal for a dreamy homestead, income-producing retreat, or just wide-open Hill Country living while still being accessible to everything in Austin. The 2,184 sq ft home features 3 bedrooms, 2 bathrooms, & thoughtful spaces throughout. The living room has a wood-burning fireplace, large windows, & outstanding views over the adjacent elevated deck. The kitchen has been beautifully updated & includes a craft room for hobbies & projects. The primary bedroom offers panoramic views & its own deck for sunrise coffee or stargazing in this dark-sky community. A light-filled office on the third story sits just off the primary suite. Outside, youâ€™ll find fruit trees, a vegetable garden, honey bee hives, a wet-weather creek & pond. The adjacent 10 acres, currently used as an income-producing STR, is also available. Extensive updates include: 2017: windows, doors, siding, kitchen, 2nd-story balcony, bathroom renovations, & water heater. 2020: 240 sq ft storage building with power & A/C, enclosed porch, 150 sq ft of decking, exterior paint, salt-free water softener, 3 acres of cedar cleared. 2025: well water pressure pump, fresh interior paint, mud room flooring, kitchen & bath fixtures. Practical perks include a 1.562 tax rate with AG exemption, no HOA, & unrestricted zoning that allows for residential,



commercial, or short-term rental use.  
Currently, there are five RV spots rented month-to-month at \$500/spot, & thereâ€™s an option to Airbnb the upstairs room with a separate entrance. The location couldnâ€™t be better â€“ along the Texas Wine Trail & close to Hamilton Pool, Reimerâ€™s Ranch, Jacobâ€™s Well, Blue Hole, Pedernales State Park, plus shopping, dining, breweries, & historic Mercer Street just 15 minutes away. It also feeds into the highly rated Dripping Springs ISD.

Built in 1976

**Essential Information**

MLS® #	9577495
Price	\$1,150,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,184
Acres	10.01
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

**Community Information**

Address	700 Pioneer Trail
Area	HD
Subdivision	Pioneer Ranch Sec 1
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

**Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected, Propane
Features	None

Parking	Attached, Driveway
Garage Spaces	2
View	Hills, Trees/Woods, Creek/Stream, Panoramic
Waterfront	None

### Interior

Interior	Laminate, Adobe, Brick
Appliances	Dishwasher, Gas Water Heater, Microwave, Free-Standing Gas Range
Heating	Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Dining Room, Living Room, Wood Burning
Stories	Multi/Split

### Exterior

Exterior Features	Garden, Balcony, Exterior Steps, RV Hookup
Lot Description	Trees Large Size, Views, Agricultural, Cul-De-Sac, Garden, Gentle Sloping, Many Trees
Roof	Composition
Construction	Brick, HardiPlank Type
Foundation	Slab

### School Information

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

### Additional Information

Date Listed	September 24th, 2025
Days on Market	20

### Listing Details

Listing Office	Kuper Sotheby's Int'l Realty
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