

KEY PROPERTY FEATURES

1411 Shelton Ranch Road
Dripping Springs, TX 78620

- Extensive remodel of main house in 2015 that included expansion of the primary suite (added on-suite bath and closet) as well as the dining room, built-in buffet area, and pantry
- Square Footage:
 - Main House - 2,551 sf
 - Covered Porch - 1,146 sf
 - Detached garage 1 - 847 sf
 - Guest House - 1,270 sf
 - Covered Porch (guest house) - 140 sf
 - Detached garage 2 - 492 sf
 - Pump House - 90 sf
 - Barn/equipment workshop - 540 sf
- Minimal deed restrictions:
 - No mobile homes allowed
- 8.487 total acres (Hays County only taxes 8.337 acres due to 0.15 acre easement for cul-de-sac)
- Horses are allowed
- Sweeping, panoramic views of the Hill Country with a steady, refreshing breeze
- Perfect Location
 - Close proximity to area schools (Dripping Springs ISD) as well as Ranch Park
 - Only 3 miles to Dripping Springs amenities - restaurants, retail/shops, medical
 - Short distance from Pedernales Falls State Park, Hamilton Pool, Fredericksburg, Wimberley and many local vineyards/wineries, breweries and distilleries
 - Gateway to the Hill Country

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Interior Features - Main House:

- Wrap-around front porch made of durable, low maintenance composite material
- Beautifully cased Marvin windows and crown molding throughout
- Cozy wood stove in the family room - a great added heat source in winter
- Durable porcelain wood-look tile throughout the first floor
- Custom bookshelf nook under the stairs
- Spacious dining room (an addition to the home) - the perfect spot for entertaining guests
- Butler's pantry and serving area - including a built-in wine refrigerator
- Versatile nook in the dining room area
- Custom kitchen cabinetry and hardware
- Walk-in pantry with lots of storage right off the kitchen and dining room
- Stainless steel appliances - including an induction cooktop and a drawer-style microwave
- Timeless subway tile backsplash and durable quartz countertops
- Beautiful molding and trim work at breakfast bar accented by modern pendant lighting
- Convenient drop zone area outside laundry room
- Laundry room with built-in ironing board, wash sink, built-in cabinets, and space for a freezer
- Storage and technology (router, WiFi) closet off laundry room with added cabinet storage
- Private primary suite with French doors that open to the wrap-around porch
- Two separate closets with built-in cabinetry and auto-lighting
- Updated primary bath with spacious walk-in shower, quartz countertops, corner soaking tub, dual vanities, center tower cabinet, dedicated linen closet, framed mirrors, and wood shutters
- Security Features:
 - Motion and door sensors (one of each)
 - Eufy security camera at house that points to driveway plus driveway alarm
 - Security gate (no camera) with touchpad entry and remote
 - 2 built-in safes

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Interior Features - Main House (continued):

- Dramatic wood staircase with wrought iron balusters
- Open loft area that could be a second living room
- Skylight windows (3) that provide lots of natural light
- Durable carpet in a neutral tone
- Two large guest bedrooms both with large walk-in closets, wood shutters, desk nooks, and skylights (watch the stars at night from the comfort of your bed!)
- Guest bathroom with private shower, quartz countertops, low maintenance tile floors, wood shutters, linen storage, and ample cabinet storage
- Extensive attic storage off both guest bedrooms

Two-Car Detached Garage (Main House)

- Built in 2014
- Built-in cabinetry and incredible storage space throughout with extra attic storage above
- Outlet available for an EV charger (50-amp plug)

Barn/Workshop

- Large 18x30 shed - perfect for storing lawn equipment and other outdoor vehicles
- Incredible storage space
- Two garage doors for easy access that also provide a great cross-breeze

Pump House

- Insulated - houses the water softener for the main house
- Houses the well that fills the water storage tank that provides water to both houses
- Reverse osmosis system in both houses

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Guest House Features:

- Built by Tilson Home Corporation in 2000
- Durable metal roof (installed in 2023)
- Cozy covered front porch - the perfect spot to watch the 4th of July fireworks at Ranch Park
- Front door also has a storm door to allow for additional natural light
- Exterior of guest house was painted in 2023
- Ceiling height - 10 ft in common areas, 8 ft in bedrooms
- Stylish roman shade window coverings throughout the main living area
- Low maintenance vinyl plank flooring throughout
- Updated light fixtures throughout
- Full kitchen - cream-colored cabinets, Corian countertops, tumbled travertine backsplash, white appliances, reverse osmosis system at kitchen sink, open to breakfast/dining area
- Laundry closet right off kitchen - washer and dryer CONVEY
- Dedicated linen closet and pull-down attic access in hallway
- Large primary bedroom with on-suite bath and an ample walk-in closet
- Second bedroom is equally large - ample closet space and energy efficient honeycomb shades
- Freshly painted 2nd full bath
- Storm door as well as doggie door that lead to the back patio
- Spacious back patio that is shaded by mature oak trees - plenty of seating area space for outdoor entertaining
- Detached garage with auto door opener
- Storage area within garage that houses the dedicated water softener