



ANDERS REALTY  
— *hometown* —

*1161 Las Colinas Dr*

DRIPPING SPRINGS, TX 78620



MAIN HOUSE | GUEST QUARTERS  
POOLSCAPE | 3-CAR GARAGE

\$2,375,000



25.63 ACRES



2609 SQ FT



3 BEDS



2.5 BATHS



## IDEALLY LOCATED / DRIPPING SPRINGS

Transcendent Hill Country Views from this exceptionally private and gated 25+ acre Dripping Springs Estate. Comprised of an inviting 2600+ SF main home that captures the remarkable long-range vistas and rocked poolscape along with a fully appointed guest apartment attached to the three-car garage and 1800+/- SF insulated metal building complete with heated and cooled office space. This ranchette lives much larger than its 25 acre footprint in light of the elevated and relatively flat topography but remains easy to maintain.

*This ranch is studded with grand oak trees and a serene habitat for white-tailed-deer and songbirds. The land is equally as stunning as the views.*



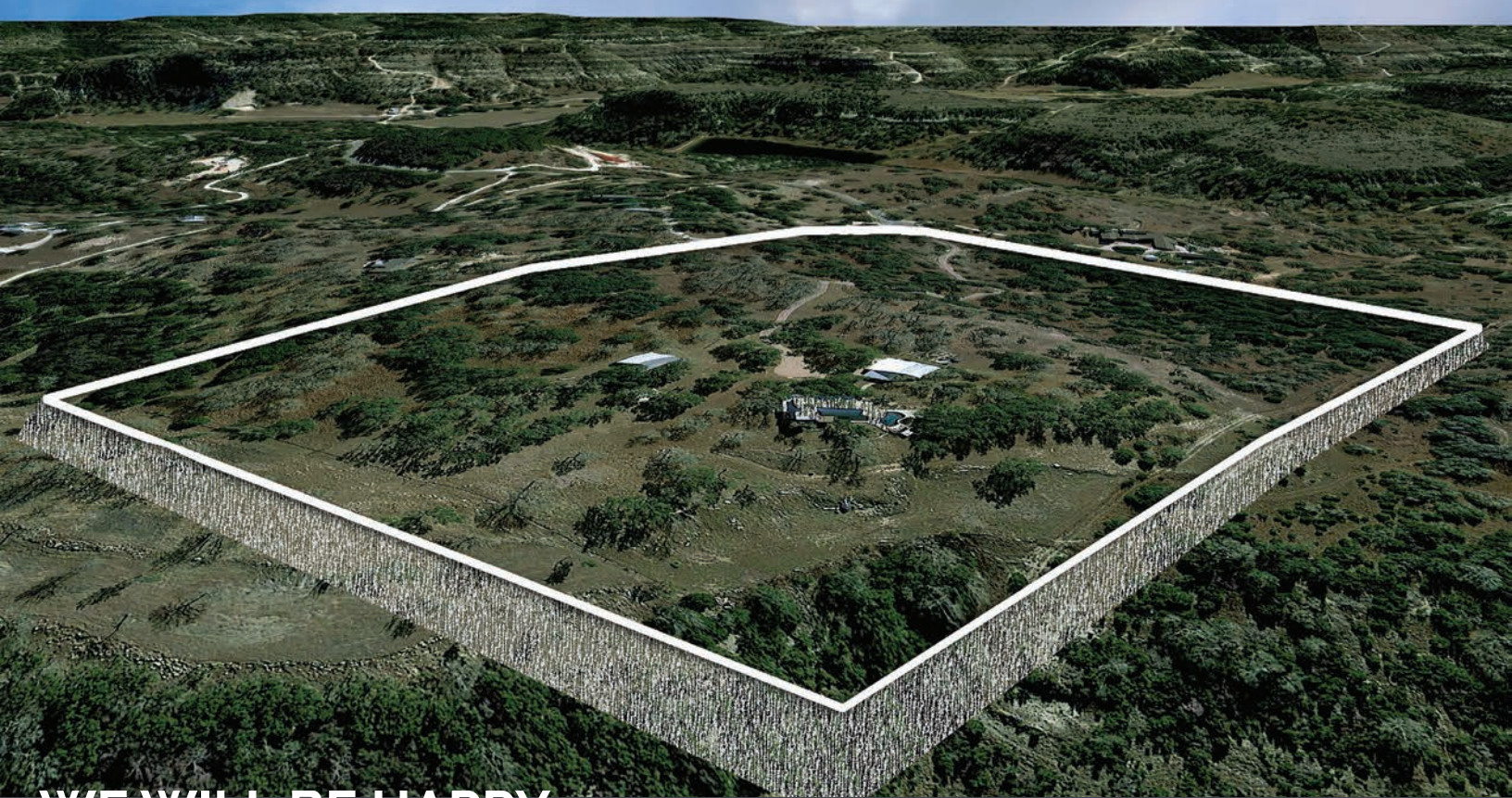
## ELEGANCE AND STYLE.



## GRANDEUR.

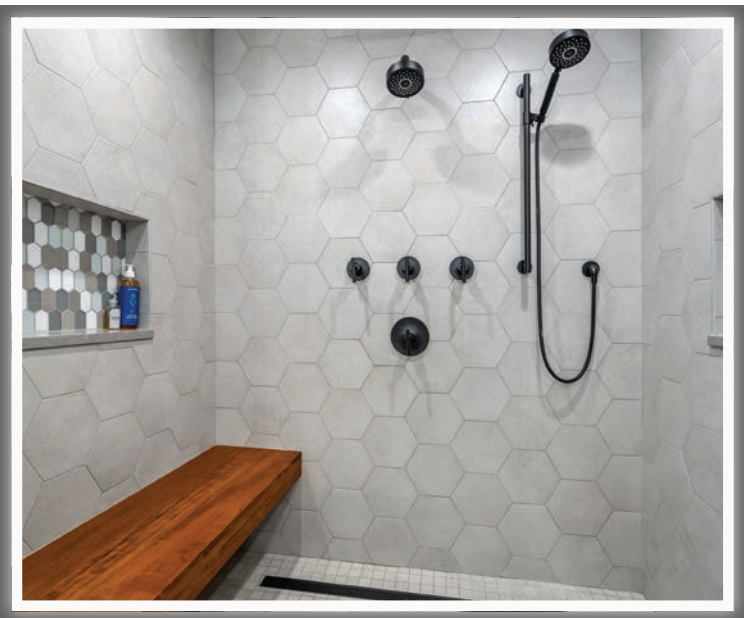
*Fall in love with the regal Cima de Colinas breathtaking long-range views, perfectly framed by expansive windows designed to showcase the rolling hills in all their glory. Whether enjoying morning coffee in the sunlit kitchen or unwinding in the elegant living area.*





## WE WILL BE HAPPY TO HAVE YOU!

*Efficiently located near Austin and San Antonio, just 15 minutes to local shops and restaurants. Rainwater catchment and 30+/- GPM well onsite. Wildlife exempt allowing for exceptionally low taxes, outside of city limits, and lightly restricted.*







## MAIN HOUSE

The main house showcases a stunning open concept kitchen/dining area with a 20± ft vaulted tongue and groove pine ceiling. The newly remodeled contemporary farmhouse kitchen is perfect for family gatherings. Spectacular views can be seen from all angles of the house. Get cozy and take in the sunset.



## GUEST QUARTERS

Fully appointed guest apartment attached to the three-car garage- private 1 bed / 1 bath / 1 living / 1 kitchenette. A high fenced garden sits behind the guest apartment and is ready to be planted.



## OFFICE SPACE

1800+/- SF insulated metal building complete with heating and cooling system. Beautiful built-in cabinetry and shelving units.



# REFINED TEXAS HILL COUNTRY LIVING.











MEET



YOUR



NEW



HOME.





Every new home means “transition”. We understand the complexity and weight of it. We exist purely to be that friend that guides you home. Expertise isn't a flashy label, it's born out of our sense of curiosity, a desire to stay polished and a high value placed on friendship. As a Hometown Advocate, we want to actually serve people. That means taking time to truly listen. So, if this home speaks to you, we're happy to make the introduction. We're here because we love to be here. Just call to schedule a showing.

*Andi Anders*

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