

1426 SHELTON RANCH

HOME FEATURES:

- Custom built in 2007.
- In a private culdesac at the end of a 1 mile road.
- Back fence abuts to a several hundred acre private ranch.
- 4 miles from downtown Dripping Springs.
- 1 mile from Dripping Springs Elem.
- Gated, private entrance.
- All 5 acres are fully fenced in with a half acre high fence (to keep deer away).
- 1,000+ square foot barn/workshop.
- 3 car garage; 10+ parking spaces.
- Extra large covered patios - front and back.
- Fire pit.
- Covered hot tub.
- Limestone wood burning fireplace.
- Limestone arch in kitchen.
- Built in china cabinet in kitchen. Can be used for extra storage.
- Built in Desk.
- Office has built in desks and shelving.
- Open kitchen with bar seating.
- Large Mudroom with built in bench and cubbys.
- Utility room is extra large with many built in cabinets and a sink.
- Walk in (and thru) pantry with a place for a second refrigerator.



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HOME FEATURES:

- Roof replaced in September 2025 (Malarkey Class 4 shingles).
- Exterior paint May 2025.
- 3 HVAC Zones.
- Main AC replaced March 2025.
- Additional AC replaced May 2023
- 600 foot well with well pump replaced August 2024.
- Large walk in closets with built in cabinets and shelving.
- Doorless walk in shower in Master bath.
- Double oven.
- Glass electric cook top replaced 2026.
- Jack and Jill floor plan.
- No homeowners Association.
- Water heater replaced April 2023.

