

10598 Davy Crockett Drive

Complete Property Feature & Improvement List

10598 Davy Crockett is much more than a 2,894-square-foot home on acreage. It is a custom-designed Hill Country property created around privacy, craftsmanship, flexibility, resilience and the way a family lives.

The experience begins with the land. Behind a gated entrance are 10.502 acres combining mature trees, native landscape, open pasture and developed outdoor living spaces. There is enough acreage to feel genuinely removed from neighboring properties and city life, while still retaining convenient access to Austin and Dripping Springs. The property changes throughout the day: beautiful sunrises stretch across the pasture in the morning, the pool and outdoor spaces become the center of activity during the day, and at night the darker Hill Country sky makes it possible to sit outside and see the stars.

The single-story custom residence was thoughtfully designed rather than built from a conventional production floor plan. Four bedrooms are complemented by a separate office, sitting room or parlor, allowing a family to have dedicated work or quiet space without sacrificing a bedroom. The primary suite is intentionally separated from the secondary bedroom wing, while the kitchen, dining and main living areas form a dramatic central gathering space.

The character of the house comes from materials that would be difficult to reproduce in a new build today. Reclaimed antique wood appears throughout the flooring, exposed beams, ceilings and architectural details. Natural stone, soaring ceilings, walls of windows and abundant natural light connect the interior to the surrounding acreage. The result feels authentically Hill Country without sacrificing a sophisticated, open and comfortable interior.

Outdoor living is equally important. The **screened rear patio is effectively another living space**, with ceiling fans, a wood-burning fireplace and television area overlooking the backyard and pool. From here, the house opens onto extensive flagstone hardscape, a heated pool and spa, mature trees and views extending across the property. It is equally suited to a quiet morning watching the sunrise, an afternoon around the pool or an evening by the firepit.

The pool and spa are central to how the property lives. In the Central Texas climate, this isn't an amenity that gets used for a few weeks each year—it becomes an extension of the house for much of the year. The resort-style pool sits directly behind the main residence, surrounded by expansive flagstone, mature trees and landscaping, with the privacy of more than ten acres beyond it and amazing views.

During the hottest part of the year, the combination of the pool, screened porch and mature shade trees creates a genuine retreat from the Texas heat. In the fall and winter, the heated spa and outdoor fireplace transform the same area into a completely different gathering space.

The house was also designed from the beginning with longevity and changing family needs in mind. Single-level living, wider passageways in appropriate areas, large walk-in showers and walls prepared for the future installation of accessibility features make the house unusually adaptable for different generations and stages of life.

Behind the visible architecture is an unusually thoughtful collection of infrastructure. Approximately 25,200 gallons of rainwater collection capacity is paired with extensive water treatment, including sediment and carbon/charcoal filtration, UV treatment and reverse-osmosis drinking water. The property also incorporates propane, septic, two recently replaced Rinnai tankless water heaters and a standalone Generac backup generator.

Together, these systems provide something increasingly valuable: **a meaningful degree of independence and resilience without asking the owners to give up the comforts of a modern home.** It isn't an off-grid property, nor does it need to be marketed as one. Instead, it is a property designed with multiple layers of infrastructure that give the homeowner greater control over water, hot water, energy and backup power.

Just as importantly, these systems have been cared for. In the past few weeks we had the property's major infrastructure professionally reviewed and serviced, including recent attention to the pool equipment, rainwater system, HVAC and generator, with the septic system freshly pumped and inspected. Both tankless hot-water heaters were replaced in 2024. We replaced the kitchen hood and microwave/convection oven this week. That history of proactive maintenance should give a buyer additional confidence in taking ownership of an acreage property with sophisticated systems.

Beyond the main residence is a three-car detached garage and a separate **approximately 880-square-foot gym/flex building**, plus its own approximately 149-square-foot balcony/deck. The detached building provides substantial additional usable space without compromising the four-bedroom layout of the main house and could continue as an exceptional private gym or accommodate a variety of other permitted flex uses.

What ultimately makes the property special isn't any single specification. It's the combination: **10.5 private acres, a one-of-a-kind custom single-story home, four bedrooms plus a separate office/parlor, reclaimed materials and natural stone, soaring interiors, a screened outdoor living room, pool and spa, pasture and mature trees, substantial detached flex space, three-car garage, sophisticated water infrastructure and backup power.**

And then there are the things that aren't adequately captured by a listing sheet—the quiet, the privacy, watching the sun rise over your own field, sitting by a wood fire on the screened porch or at the included fire pit, walking out into the pasture, swimming surrounded by mature trees, and looking up at a sky where you can still see the stars.

Location is another part of the property's story that has changed significantly. The home offers more than ten acres of private Hill Country living while everyday conveniences are just minutes away, including a new H-E-B and the shops, restaurants and entertainment at Belterra

Village. Downtown Austin and Austin-Bergstrom International Airport remain within practical driving distance, while Dripping Springs and the Hill Country are also close.

Even more importantly, access toward Austin has recently undergone a major transformation. The \$731 million Oak Hill Parkway project has rebuilt the historically congested US-290/SH-71 corridor, substantially changing the experience of traveling between Southwest Austin and the property.

Agricultural Valuation in Progress: We are completing approximately five years of documented agricultural use through a professionally managed beekeeping program with Bee Salty, with additional guidance from Plateau Land & Wildlife Management. The property may be approaching eligibility to apply for Texas 1-d-1 open-space agricultural appraisal. If approved, qualifying land is appraised based on agricultural productive value rather than market value, which can result in significant property-tax savings. Eligibility, timing, qualifying acreage and tax impact are subject to appraisal-district review and approval; buyers should independently verify all requirements and continue any required agricultural activities.

That creates a combination that's increasingly difficult to replicate: 10.5 private acres, stars at night and sunrise over your own pasture—while H-E-B is minutes away and Austin remains genuinely accessible. This property provides enough land, privacy and infrastructure to feel genuinely independent, paired with a thoughtfully designed home that is comfortable enough to live in every day.

Core Numbers to Use

- 10.502 acres
- 2,894 sq. ft. main residence
- 4 bedrooms
- 2.5 bathrooms
- Separate office / sitting room / parlor
- 3-car detached garage
- Approximately 880 sq. ft. detached gym/flex building
- Approximately 149 sq. ft. balcony/deck on detached building
- Approximately 25,200 gallons of rainwater collection capacity
- Approximately 5 acres of pasture
- 2 recently replaced Rinnai tankless water heaters
- 8-zone HVAC system
- Heated custom pool and spa

Location, Access & Nearby Amenities

- Approximately **5 minutes** to H-E-B at US-290 and Nutty Brown Road
- Approximately **5 minutes** to Belterra Village Shopping Center, with shopping, dining, services and entertainment
- Approximately **10–15 minutes** to central **Dripping Springs**

- Approximately **20–25 minutes to Southwest/Central Austin destinations**, depending on destination and traffic
- Approximately **25–30 minutes to Downtown Austin** in lighter traffic; allow more during peak commuting periods
- Approximately **25–30 minutes to Austin-Bergstrom International Airport** under favorable traffic conditions; peak periods can be longer
- Easy access to US-290, providing a direct route east toward Austin and west toward Dripping Springs and the Hill Country
- Convenient access to Southwest Austin shopping, dining and services
- Approximately **15–20 minutes to Lantana Place and the Southwest Parkway corridor**
- The location offers an unusual combination: **10.5 acres and genuine Hill Country privacy without being far removed from groceries, restaurants, schools and everyday services**
- Austin mailing address with Dripping Springs ISD and Hays County codes
- Property sits at the eastern gateway to the Hill Country, with Dripping Springs, Driftwood and the surrounding Hill Country easily accessible
- Wineries, breweries, distilleries, restaurants, wedding venues and other Hill Country destinations are accessible west and southwest of the property
- Buyers can have an acreage lifestyle without the long drive for necessities that often accompanies larger rural properties

I would label all drive times “**approximately, depending on traffic**” rather than promise exact times.

Major New Transportation Advantage — Oak Hill Parkway

This deserves its own section in the agent notes.

- The **\$731 million Oak Hill Parkway project** has substantially transformed the primary route between the property and Austin.
- The project rebuilt US-290 through Oak Hill from a conventional signal-heavy arterial into a **six-lane controlled-access highway** through the project area.
- Major improvements include reconstructed US-290 main lanes, frontage roads, ramps and the US-290/SH-71 interchange, including new flyovers.
- One of the major goals was to eliminate the stop-and-go bottlenecks that historically made traveling through Oak Hill toward Austin frustrating.
- As of July 2026, TxDOT reported that drivers were already traveling on the **newly opened main lanes, frontage roads and ramps and realizing the project's mobility and safety improvements**. Finishing work such as landscaping, painting, paving, striping and shared-use paths has continued, so I would say the **major roadway improvements are open** rather than claim every component of the project is 100% complete.
- This is especially relevant to 10598 Davy Crockett because **US-290 is the property's primary connection into Austin**.
- A buyer evaluating this location based on memories of the old Oak Hill traffic pattern may have an outdated impression of the commute.

Property & Land

- 10.502 acres
- Private gated entrance
- Full perimeter/livestock fencing
- Approximately 5 acres of open pasture
- Combination of open pasture, mature trees, native landscaping and developed outdoor areas
- Significant privacy and separation from neighboring properties
- Panoramic Texas Hill Country views
- Beautiful sunrise views from the rear of the home, back porch and pasture
- Excellent nighttime sky visibility
- Ability to see the stars clearly at night
- Large mature trees throughout portions of the property
- Native landscaping
- Large artificial-turf area
- Flagstone walkways
- Extensive natural-stone hardscaping
- Space for animals
- Space for gardening
- Space for recreation and outdoor activities
- Multiple distinct outdoor environments: pasture, wooded areas, landscaped yard, pool area and outdoor living spaces
- Dripping Springs ISD
- Previous marketing described the property as unrestricted; verify current restriction status before making formal representation

Agricultural Valuation / Beekeeping Program

- Property is currently completing approximately **five years of agricultural-use history through managed beekeeping**
- Professional beekeeping services provided by Bee Salty
- Bee Salty maintains/manages the agricultural beekeeping activity on the property
- Owners have been intentionally establishing the property's agricultural-use history toward potential qualification for Texas 1-d-1 open-space agricultural appraisal
- Owners have also worked with Plateau Land & Wildlife Management, a Texas land and wildlife management/property-tax consulting firm
- Texas law recognizes qualifying beekeeping as an agricultural use for open-space appraisal purposes on qualifying acreage.
- The property is **approaching completion of the required agricultural-use history**, subject to confirmation of the exact qualifying years and approval by the appropriate appraisal district
- If ultimately approved, qualifying portions of the land would be appraised based on **agricultural productive value rather than ordinary market value**, which can result in a significant reduction in the property taxes attributable to the qualifying land.
- Agricultural appraisal is **not currently being represented as approved or guaranteed**

- Qualification, timing, eligible acreage, productive value and resulting tax savings are determined by the applicable appraisal district
- Documentation regarding the property's beekeeping/agricultural-use history should be made available to prospective buyers for their own review
- Because the qualifying history generally attaches to the **land's use rather than simply the current owner's tenure**, the work already completed may be particularly relevant to a purchaser who intends to continue the qualifying agricultural use. TPWD specifically notes that the qualification cycle applies to the land and does not simply restart because ownership changes.

Main Residence

- Approximately 2,894 sq. ft.
- Custom-built residence
- Single-story living
- 4 bedrooms
- 2.5 bathrooms
- Separate office / sitting room / parlor in addition to the four bedrooms
- Primary suite separated from the secondary-bedroom wing
- Central open-concept kitchen, dining and living area
- Elevated/soaring ceilings throughout the primary living spaces
- Abundant natural light
- Large windows
- French doors
- Strong visual connection between interior spaces and the acreage
- Thoughtfully designed floor plan with distinct private and gathering areas
- Designed around practical everyday family living
- Designed with flexibility and changing family needs in mind
- Designed with multigenerational use in mind

Custom Architecture & Materials

- Custom-built rather than production-built home
- Original design priorities included energy efficiency, durability, flexibility, multigenerational use and everyday family functionality
- Extensive reclaimed antique wood
- Reclaimed antique wood flooring
- Exposed reclaimed wood beams
- Reclaimed wood ceiling details
- Reclaimed wood wainscoting
- Natural stone architectural elements
- Large floor-to-ceiling stone fireplace in main living area
- Interior stonework carried through to exterior architectural elements
- Combination of authentic Hill Country materials with an open, contemporary floor plan
- Stained/scored concrete flooring in appropriate areas
- Standing-seam metal roof

- HardiPlank soffits
- Approximately 24-inch roof overhangs
- Architectural overhangs designed to provide additional shade and reduce solar exposure

Kitchen

- Large open kitchen
- Kitchen integrated into primary living and entertaining area
- Oversized central island
- Island seating
- Carrera marble surfaces
- Stainless-steel appliances
- Gas range
- New microwave/convection oven
- New kitchen hood
- Large walk-in pantry
- Extensive cabinetry
- Significant kitchen storage
- Natural stone architectural surround/details
- Reclaimed wood architectural details
- High ceilings
- Open sightlines to dining and living spaces
- Natural light and views toward the property
- Previous documentation references multifunction/Advantium cooking equipment and trash compactor; verify current appliances before advertising

Main Living & Entertaining Areas

- Open kitchen/living/dining configuration
- Soaring ceilings
- Exposed reclaimed beams
- Reclaimed wood floors
- Extensive natural stone
- Large windows
- Abundant natural light
- Views toward the backyard and acreage
- Large natural-stone fireplace
- Indoor fireplace designed for wood or gas use according to previous property documentation
- Separate office/sitting room/parlor
- Office/parlor does not require sacrificing one of the four bedrooms
- Floor plan suitable for both everyday living and larger gatherings

Primary Suite

- Primary suite located separately from secondary-bedroom wing

- Reclaimed wood flooring
- Significant natural light
- Large windows
- Spacious primary bathroom
- Carrera marble
- Double vanity
- Large walk-in shower
- Soaking tub
- Substantial closet/storage system
- Flexible/reconfigurable closet components

Secondary Bedrooms & Bathroom

- Three secondary bedrooms
- Four total bedrooms
- Secondary bedrooms grouped separately from primary suite
- Spacious secondary bedrooms
- Large secondary bathroom
- Oversized walk-in shower
- Soaking tub
- Updated white subway tile
- Bedroom layout designed to accommodate children, guests or multigenerational family needs

Office / Sitting Room / Parlor

- Dedicated additional room separate from all four bedrooms
- Suitable for home office
- Sitting room
- Library
- Parlor
- Reading room
- Creative space
- Provides flexible living/work space without converting a bedroom

Accessibility & Multigenerational Features

- Single-story main residence
- Accessibility was specifically considered during original design
- Multigenerational living was specifically considered during original design
- Wider doorways in appropriate areas
- Large walk-in showers
- Walls reportedly blocked during construction for possible future installation of grab bars around toilets and showers
- Flexible room configurations
- Flexible storage systems

- Designed to accommodate changing needs as occupants age
- Best marketed as designed with accessibility and future modification in mind rather than formally ADA compliant unless certification/compliance is verified

Utility, Mudroom & Storage

- Large utility/laundry room
- Utility sink
- Extensive utility-room cabinetry
- Mud hall/mudroom
- Built-in mudroom storage
- Convenient connection from outdoor/pool area toward utility/bath spaces
- Large walk-in pantry
- Flexible closet systems
- Reconfigurable closet interiors
- Cabinet and pantry interiors designed to accept different shelving/drawer configurations
- Significant storage throughout the residence

Screened Rear Patio & Outdoor Living

- Expansive screened rear patio
- Patio extends across a substantial portion of the back of the house
- Multiple ceiling fans
- Wood-burning outdoor fireplace
- Dedicated TV/entertainment area
- Room for outdoor living furniture
- Room for outdoor dining
- Multiple potential seating/living zones
- Direct connection to the home's central living spaces
- Direct connection to pool/spa area
- Views of backyard, mature trees and acreage
- Beautiful sunrise views
- Designed as a true extension of the home's living space
- Excellent evening gathering space
- Stars visible from outdoor living areas at night
- Particularly usable in Texas because of screening, shade and ceiling fans

Pool & Spa

- Resort-style swimming pool
- Integrated spa
- Heated pool/spa capability
- Naturalistic pool design
- Extensive flagstone pool surround
- Pool visually integrated into the surrounding Hill Country landscape
- Mature trees surrounding outdoor areas

- Pool directly adjacent to screened outdoor living area
- Significant outdoor entertaining space around pool
- Pool equipment substantially updated/replaced around 2021 according to prior documentation
- Previous documentation identifies Pentair pumps
- Pentair cleaner booster pump
- 400,000-BTU pool/spa heater
- Chlorination equipment
- Pool equipment has received regular professional service
- Pool equipment very recently checked/serviced prior to listing
- Current equipment specifications should be verified before being included in formal MLS claims

Three-Car Garage

- Detached three-car garage
- Significant vehicle capacity
- Additional storage potential
- Particularly useful for an acreage property
- Garage square footage separate from main residence

Detached Gym / Flex Building

- Separate detached structure in addition to main residence and garage
- Approximately 880 sq. ft. based on previous property documentation and consistent with current floor plan
- Square footage separate from the 2,894-sq.-ft. main residence
- Currently configured primarily as a private gym/exercise building
- Large central exercise room approximately 18'7" × 27'6"
- Additional exercise/flex room approximately 7'2" × 18'11"
- Separate storage room
- Additional smaller room
- Approximately 19'10" × 7'6" balcony/deck
- Balcony/deck approximately 149 sq. ft.
- Balcony/deck is additional to interior space
- Elevated views from balcony/deck
- Custom iron doors with seeded-glass panels according to previous documentation
- Andersen windows according to previous documentation
- Spray-foam insulation
- Double-insulated ceiling according to previous documentation
- Reclaimed/antique wood architectural elements
- Custom woodwork
- Flexible potential use as gym
- Studio
- Creative space
- Hobby space

- Workshop-type space
- Home-office-type space, subject to applicable requirements
- Should be described as a detached gym/flex building rather than guest house, ADU or separate residence unless legal/permitting status supports those uses
- Should not be combined with the main residence when stating residential square footage

Energy Efficiency & Building Envelope

- Energy efficiency was a major consideration in original design
- Durability/longevity was a major consideration in original design
- High-efficiency electric heat-pump HVAC
- Eight-zone climate-control system according to original documentation
- Ability to condition different portions of the house independently
- Spray polyurethane foam insulation
- Approximately 5 inches of foam originally applied beneath roof decking according to original construction documentation
- Approximately 3 inches at perimeter walls according to original documentation
- Sealed attic
- Standing-seam metal roof
- 24-inch overhangs
- HardiPlank soffits
- Aluminum-clad wood windows
- Aluminum-clad wood exterior doors
- Windows selected specifically for U-value and solar-heat-gain performance appropriate for the Texas climate
- Original documentation states windows exceeded applicable ENERGY STAR standards at time of construction
- HVAC has received regular professional maintenance
- HVAC recently professionally checked/serviced prior to listing

Hot Water

- Two tankless hot-water heaters
- **Both tankless hot-water heaters replaced in 2024**
- On-demand hot-water system
- Recent replacement represents a significant mechanical improvement

Rainwater Collection System

- Approximately 25,200 gallons of rainwater collection capacity according to previous property documentation
- Rainwater serves as a major component of the property's water infrastructure
- Large rainwater storage tanks
- System received substantial updates around March 2021
- PVC piping/fittings updated according to prior documentation
- UV equipment updated according to prior documentation

- Carbon and sediment filtration components/housings updated according to prior documentation
- Rainwater system has received regular professional service
- Rainwater system recently professionally checked/serviced prior to listing

Water Filtration & Drinking Water

- Extensive whole-property water-treatment system
- Sediment filtration
- Carbon/charcoal filtration
- UV water treatment
- Reverse-osmosis system for drinking water
- Multiple stages of water treatment
- Provides significantly more treatment than a basic rainwater-storage system

Propane

- Property utilizes propane
- Propane provides another component of the home's independent infrastructure
- Works in conjunction with rainwater, septic and backup generation to reduce reliance on conventional municipal infrastructure

Septic

- Private septic system
- Septic system professionally maintained
- **Septic freshly pumped in September 2026 immediately prior to listing**
- **Septic inspected at the same time**
- Recent pumping and inspection provide buyers with current information about the system

Generac Backup Generator

- Standalone Generac backup generator
- Significant improvement added to property
- Provides backup-power capability
- Particularly valuable for an acreage property with private water infrastructure
- **Generator professionally serviced in September 2026 immediately prior to listing**
- Generator is part of the property's broader resilience strategy

Infrastructure Independence / Resilience

- Rainwater collection
- Extensive water filtration
- Reverse-osmosis drinking water
- Propane
- Septic

- Two recently replaced tankless hot-water heaters
- Generac backup generator
- Energy-conscious building envelope
- Zoned HVAC
- Provides an unusual degree of infrastructure independence for a luxury residential property
- Offers resilience without requiring an off-grid lifestyle
- Less dependence on conventional municipal water/sewer infrastructure
- Important distinction: property should not be marketed as “off-grid”

Recent Service & Preventive Maintenance

- Owners have maintained the property's major systems on an ongoing basis
- Pool equipment regularly professionally serviced
- Pool equipment recently checked/serviced
- Rainwater collection system regularly professionally serviced
- Rainwater system recently checked/serviced
- Septic system freshly pumped immediately prior to listing
- Septic system recently inspected
- Generac generator serviced immediately prior to listing
- HVAC regularly professionally maintained
- HVAC recently checked/serviced
- Both tankless water heaters replaced within the last two years
- Service records should be retained and made available where useful to prospective buyers
- Recent servicing helps reduce uncertainty surrounding the property's more sophisticated systems

Recent Improvements / Investment

- Approximately \$35,000 recently invested in preparing and improving the property
- Landscaping improvements
- Painting
- Appliance updates
- New microwave/convection oven
- New kitchen hood
- Staging/property preparation
- Both tankless water heaters replaced within the last two years
- Generac backup generator added to property
- Additional investment/improvements made to detached gym/flex building
- Continued professional maintenance of major mechanical and infrastructure systems

Lifestyle & Intangible Features

- Exceptional privacy
- Gated arrival
- Genuine acreage rather than a large suburban lot

- Ability to walk into your own open pasture
- Room for children to play and explore
- Room for dogs and other animals
- Multiple areas for outdoor entertaining
- Pool-centered summer living
- Screened porch provides comfortable outdoor living
- Outdoor wood-burning fireplace creates a gathering space in cooler weather
- Beautiful morning sunrises
- Particularly attractive sunrise views across the pasture
- Darker nighttime skies than more densely developed Austin neighborhoods
- Ability to see stars at night
- Quiet surroundings
- Mature trees
- Combination of cultivated outdoor spaces and more natural acreage
- Strong sense of separation from the city
- Authentic Hill Country setting
- Reclaimed materials give the home warmth, history and architectural character
- Single-level design makes the house easy to live in
- Four bedrooms without sacrificing a dedicated office/sitting room
- Primary and secondary bedroom separation provides privacy
- Detached gym means exercise space doesn't consume a bedroom or garage
- 10.5 acres provide flexibility that a conventional residential property cannot
- Pool, screened porch and acreage make outdoor living part of everyday life
- Self-sufficient infrastructure adds a sense of security and independence
- Property works for families, entertaining, working from home, multigenerational living and changing needs over time