

\$2,000,000 - 1325 Drifting Wind Run, Dripping Springs

MLS® #1383879

\$2,000,000

4 Bedroom, 7.00 Bathroom, 4,622 sqft
Residential on 2.42 Acres

The Preserve Ph Two, Dripping Springs, TX

Classic European Tudor-inspired 2.4-acre property offers a private oasis inside and out. This is a statement house located in the gated community of the Preserve with high-end custom finishes throughout. Inside, your eyes are drawn up to the soaring ceilings adorned with beautiful finishes, wood beams, and custom lighting. The open floor plan flows effortlessly with beautiful natural light from the oversized windows overlooking the estate-sized grounds creating a secluded retreat. The impressive kitchen is open to the family room & perfect for entertaining, Wolf cooktop w/griddle, warming drawer, dual ovens, & microwave drawer, plus a Sub-Zero, custom Carrera marble with glass backsplash, ample custom cabinetry, counter space & a light-filled breakfast room. A chic butler's pantry is between the kitchen and formal dining, with an ice maker. The lower-level owner's suite is a sanctuary offering an abundance of space and private access to the outdoor living areas. There are two private marble bathrooms that offer the luxury of space connected by a large walk-in shower. An oversized jetted tub and three walk-in closets complete the owner's suite! Upstairs are three ensuite bedrooms. The rooms are spacious, and all offer their own walk-in closet. Enjoy movie nights in the dedicated home theater with an Epson mounted projector with a screen. A sprawling 2.4 acres, the backyard feels like a private resort, complete with privacy walls and a gated driveway. Relax by



the pool and spa, in the poolside cabana, or on the pool deck. The cabana offers a bathroom and outdoor shower. Watch your favorite game poolside outdoors with your favorite beverage while watching the kids play a game on the football field size yard when the gang is over. When evening comes, you can retire to the wrap-around covered patio for a quiet alfresco dinner. Recent updates include paint, carpet, flooring, and a new roof completed in April 2022. There is also a private well for irrigation.

Built in 2003

Essential Information

ListingFeed	abor_vow
MLS® #	1383879
List Price	\$2,000,000
Sale Price	\$1,850,000
Sale Date	June 13th, 2022
Bedrooms	4
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,622
Acres	2.42
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1325 Drifting Wind Run
Subdivision	The Preserve Ph Two
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Connected, High Speed Internet Available, Propane, Sewer Connected, See Remarks, Underground Utilities, Water Connected
Features	Gated
Parking	Attached, Circular Driveway, Door-Multi, Direct Access, Driveway, Garage, Gated, Inside Entrance, Kitchen Level, Private, Garage Faces Rear
# of Garages	2
View	None
Waterfront	None

Interior

Interior	Carpet, See Remarks, Tile
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Ice Maker, Microwave, Stainless Steel Appliance(s), Warming Drawer
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Basketball Court, Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Sprinklers In Rear, Sprinklers In Front, Level, Private, Sprinklers Automatic, Trees Large Size
Windows	Window Treatments
Roof	Composition
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

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