

\$1,700,000 - 1880 E Creek Drive, Dripping Springs

MLS® #1952057

\$1,700,000

4 Bedroom, 3.00 Bathroom, 3,709 sqft
Residential on 10.21 Acres

Kirby Spgs Ranch Ph II, Dripping Springs, TX

Welcome to a property that feels like a private resort, with 10 acres and a convenient location 2 miles off of 290. This ranch has over \$300k of improvements, and features a 4000+ sq ft stable, 2100 sq ft workshop, a 100 meter riding arena, run-in shed, pool and hardscape, with 700 additional sq ft of conditioned space. The property is fully gated, fenced, and cross-fenced with 4 pastures. Recent improvements include infrared sauna, 2 Bryant Evolution Heat Pumps (switchable between electric/propane, 20 and 22 Seer), 10kw of owned solar, 64 lines of cat6 that span the property, updated appliances with dual dishwashers, 40000 gallon rainwater tank, standby generator with auto transfer switch and its own 1000 gallon propane tank, a new well pump, and new Navien just in time water heater. Pool equipment was upgraded with AOP and UV to reduce chlorine usage. All outbuilding electrical panels upgraded to 400 or 200 amp. The 380 sq ft updated tack room was built out of redwood and red cedar with hemp insulation. The 209 sq ft tack room in the workshop was completely remodeled into an office with a 22 seer mini-split. The old tack room laundry was moved into the workshop, with a dedicated water heater. A new 120 square foot "œmaker room" is next door to the office, with 10 ethernet ports and a circuit on each wall. The rain water feeds into the well house with a separate pump that is switchable to the house between the well and rainwater systems. If you are into sustainable



living, the well water goes 3000+ feet of underground pipe that supply water to the fully automated watering system for over 50 fruit trees and native flowering plants, as well as a 1000 sq ft garden with cedar & steel fencing and 9 raised limestone beds. The stable with 4 stalls was predator proofed to allow 2 of the stalls to be used as a chicken coop. The sellers are currently 2 years in getting an AG exemption on 8 acres. Ask your agent for the full amenities list and further details.

Built in 1992

Essential Information

ListingFeed	abor_vow
MLS® #	1952057
List Price	\$1,700,000
Sale Price	\$1,610,000
Sale Date	October 27th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,709
Acres	10.21
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1880 E Creek Drive
Subdivision	Kirby Spgs Ranch Ph II
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Propane, See Remarks, Water Connected
Features	Community Mailbox
Parking	Detached, Paved
View	Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile
Appliances	Built-In Oven, Double Oven, Dishwasher, Gas Cooktop, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Warming Drawer
Heating	Central, Fireplace(s), Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Family Room, Recreation Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Garden, No Exterior Steps, Private Entrance, Private Yard, Rain Gutters
Lot Description	Agricultural, Back Yard, Cul-De-Sac, Garden, Level, Private, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers Partial, Trees Medium Size
Windows	None
Roof	Metal
Construction	Stone Veneer
Foundation	Slab

School Information

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