

# \$1,388,800 - 1519 Trebled Waters Trail, Driftwood

MLS® #2233116

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## \$1,388,800

4 Bedroom, 3.00 Bathroom, 2,889 sqft  
Residential on 0.77 Acres

Howard Ranch Sec 2, Driftwood, TX

No expense spared or detail overlooked in this fully custom Southern Living farm home that has wow moments around every corner and truly one of a kind! In the highly coveted Howard ranch development with its nostalgic charm, covered bridge and cypress tree-lined streets. Experience true Hill Country Living while close to the heart of town. Home has wide open 2500sf w/4 bd/2.5 baths. Detached oversized 3 car garage connects by breezeway to 1 of 2 generous covered front porches perfect for rocking chairs. Enormous 350sf screened back porch and extensive outdoor living with luxurious pool, jacuzzi, outdoor BBQ and fire pit expands total living area- all surrounded by lush established garden beds and sweeping grass lawns. Detached 420sf MIL cottage, perfect for multi-gen; guests; or office. Home boasts XLG dutch-door entry; Wood-burning fireplace w/gas starter, antique mantel & vintage floor-to-ceiling Chicago brick; Soaring ceilings; Plantation shutters; Vintage elements throughout including a train car door & vintage wash tub sink stand; Built-in bookshelves & cabinets;; Walk-in closets in all 3 primary rooms w/custom cabinetry. Kitchen, with its 2-story ceilings has a Thermador 6-burner gas stove & Bosch appliances; a built-in cabinet refrigerator; Oversized eat-in island with soapstone countertops; Large farmhouse sink and gorgeous mesquite wood counters. Thoughtful built-ins provide organization and perfect working space. Retreat to the spa-like



primary ensuite downstairs with his & hers closets; marble countertops; built-in laundry hampers and towel cubbies; and a gorgeous soaking tub inside the huge shower. The 4th bedroom/office features a murphy bed replicating a card catalog, complete with ladder. Too many features to list - must see it to believe it! Magazine-ready. You really won't find another house like this and it has it all. Forever home is move-in ready. Owner has all original building plans. Award winning DSISD schools

Built in 2015

### Essential Information

ListingFeed	abor_vow
MLS® #	2233116
List Price	\$1,388,800
Sale Price	\$1,400,888
Sale Date	June 17th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,889
Acres	0.77
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1519 Trebled Waters Trail
Subdivision	Howard Ranch Sec 2
City	Driftwood
County	Hays
State	TX
Zip Code	78619

## Amenities

Utilities	Underground Utilities
Features	Trails/Paths
Parking	Detached, Garage, Garage Faces Side, Storage
# of Garages	3
Garages	Garage Door Opener
View	Hills
Waterfront	None
Has Pool	Yes

## Interior

Interior	Carpet, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Gas Cooktop, Gas Water Heater, Microwave
Heating	Central, Heat Pump, Propane
Cooling	Central Air, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Masonry, Wood Burning
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Barbecue, Gas Grill, Outdoor Grill
Lot Description	Landscaped, Level, Many Trees, Sprinklers In Ground, Views
Windows	Plantation Shutters, Window Treatments
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

## School Information

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