

\$1,350,000 - 12300 Triple Creek Drive, Dripping Springs

MLS® #2244440

\$1,350,000

4 Bedroom, 4.00 Bathroom, 2,745 sqft
Residential on 2.13 Acres

Triple Creek Ranch Sec 1 Lot 1 Blk A 231, Dripping Springs, TX

A rare opportunity to own a gorgeous custom home sitting on a 2.13 acre private lot in Triple Creek Ranch one of the most coveted dark sky gated communities in Dripping Springs! This stunning property offers beautiful landscaping, mature oak trees, a private park like setting, endless hill country views, and backs to a wet weather creek. Gorgeous curb appeal with a regal circle driveway lined by beautiful mature oak trees, and an oversized front porch with a swing welcomes you home. This 4 bedroom, 3.5 bathroom, 2,745 SQFT open-concept home offers a formal dining, a private master suite overlooking the backyard, spacious secondary bedrooms, an upstairs guest room with an updated ensuite bathroom, and a large mudroom with built-ins. Other interior features include vaulted ceilings, an elegant stone fireplace in the main living room, updated kitchen with an abundance of storage and high-end finishes, and updated bathrooms. Stunning enclosed backyard with views. 75 live oaks in approximately 1.5 acres maintained space, with separately fenced pool & fenced-in yard with dog door access. An elegant waterfall pool with sundeck, multiple outdoor living areas, playground and entertainment areas, and amazing hill country views! Smart controlled pool and landscape lighting and 14-zone smart irrigation system. The exclusive Triple Creek Ranch is minutes to downtown Dripping Springs, and close proximity to local breweries, restaurants, distilleries, and wineries. Just steps away from



private neighborhood access to swimmable Barton Creek, this is a true escape from city living! Low tax rate and DSISD schools.

Built in 1998

Essential Information

ListingFeed	abor_vow
MLS® #	2244440
List Price	\$1,350,000
Sale Price	\$1,290,000
Sale Date	September 13th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,745
Acres	2.13
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	12300 Triple Creek Drive
Subdivision	Triple Creek Ranch Sec 1 Lot 1 Blk A 231
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Available, Phone Available, See Remarks, Underground Utilities
Features	Common Grounds/Area, Dog Park, Gated, Park, Trails/Paths
Parking	Attached, Door-Single, Garage, Garage Faces Side
# of Garages	2
View	Hills
Waterfront	Seasonal, Stream

Has Pool Yes

Interior

Interior Carpet, Tile

Appliances Built-In Oven, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Oven, Electric Water Heater, Disposal, Microwave, Range Hood, Water Softener Owned, Stainless Steel Appliance(s)

Heating Central, See Remarks

Cooling Central Air, See Remarks

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room

of Stories 2

Stories Two

Exterior

Exterior Features Exterior Steps, Garden, Playground, Private Yard, Rain Gutters, See Remarks

Lot Description Sloped Down, Backs to Greenbelt/Park, Interior Lot, Landscaped, Private, Many Trees, Sprinklers Automatic, Sprinklers In Ground, See Remarks, Trees Large Size, Views, Waterfall, Xeriscape

Windows Blinds, Bay Window(s), Skylight(s), Window Coverings, Window Treatments

Roof Metal

Construction Frame, Stone

Foundation Slab

School Information

District Dripping Springs ISD

Elementary Dripping Springs

Middle Dripping Springs Middle

High Dripping Springs