

# \$1,150,000 - 273 Townes Court, Dripping Springs

MLS® #2303266

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## \$1,150,000

5 Bedroom, 5.00 Bathroom, 3,667 sqft  
Residential on 0.32 Acres

Headwaters At Barton Creek Ph 1, Dripping Springs, TX

A Rare Find In Highly Sought-After Dripping Springs Neighborhood

Tucked into a quiet cul-de-sac in the coveted Headwaters at Barton Creek neighborhood, this spacious home has much to offer. The five-bedroom, four-and-one-half-bath home boasts one of the largest lots in the neighborhood, spectacular unobstructed Hill Country views, and a dreamy outdoor entertaining area with a deck, heated pool, hot tub, and cabana.

Abundant natural light floods the open floor plan, highlighting the custom, two-story feature wall and giving a focal point to the main living area. The open kitchen features an oversized center island, two pantries, a gas cooktop, and a built-in oven and microwave. Custom built-in cabinetry in the dining room and the addition of a beverage fridge make dining and entertaining a breeze.

The spacious primary bedroom, walk-in closet, and bath, along with a second bedroom and full bath, are located on the first floor, making this a perfect layout when guests visit. The main level features hardwood floors; a study with custom cabinetry, perfect for a home office or homework station; a laundry room, mud room, powder bath, conveniently located next to the oversized three-car garage with epoxy floors. Perfectly situated on the 2nd level are three bedrooms, two full baths (one



of which is a jack-n-jill), and a second living space.

In addition to the upgrades at the time the home was built by award-winning David Weekley Homes, the sellers added more than \$165,000 in upgrades, including Heated Pool, Hot Tub, and cabana, Landscaping, Window Treatments, Custom Cabinetry, Water Softener, Epoxy Garage Floor

All this comes with the community lifestyle offered only at Headwaters: the amenity center with a split-level noise-controlled pool, state-of-the-art fitness center, playgrounds, parks, and hike and bike trails. Top-rated Dripping Springs schools, nearby attractions and all the Central Texas Hill Country offers. New HW park coming soon

Built in 2017

### Essential Information

ListingFeed	abor_vow
MLS® #	2303266
List Price	\$1,150,000
Sale Price	\$1,100,000
Sale Date	March 20th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,667
Acres	0.32
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	273 Townes Court
Subdivision	Headwaters At Barton Creek Ph 1
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Underground Utilities, Water Connected
Features	Clubhouse, Community Mailbox, Dog Park, Fitness Center, Park, Pool, Trails/Paths, Barbecue, Bar/Lounge, Business Center, Conference/Meeting Room, Deck/Porch, Internet Access, Planned Social Activities, Playground
Parking	Attached, Garage Faces Front, Garage
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Hills, Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Exhaust Fan, Disposal, Microwave, Free-Standing Refrigerator, Gas Cooktop, Stainless Steel Appliance(s), Water Purifier Owned, Wine Refrigerator
Heating	Central
Cooling	Central Air, Electric
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Lighting, Private Yard, Rain Gutters, Outdoor Grill
Lot Description	Cul-De-Sac, Backs to Greenbelt/Park, Moderate Trees, Sprinklers In Ground, Back Yard, Front Yard, Gentle Sloping, Landscaped, Private, Views
Windows	Double Pane Windows, Drapes, Screens, Window Treatments
Roof	Metal, Shingle
Construction	Brick, HardiPlank Type
Foundation	Slab

## School Information

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