

\$1,250,000 - 140 Vincas Shadow Court, Driftwood

MLS® #2318052

\$1,250,000

4 Bedroom, 4.00 Bathroom, 3,558 sqft
Residential on 1.10 Acres

Howard Ranch Sec 01, Driftwood, TX

This incredible 4 bedroom 4 bath 3 car garage home sits on a full 1.1 acre in the highly coveted Howard Ranch Community. The timeless floor plan features a home office, a formal dining room as well as a breakfast nook, and large living spaces both upstairs and down. Walking into the front door you'll be met with a gorgeous entry and staircase, custom hardwood floors, high ceilings, and tons of natural lighting throughout. The open floor plan has a newly updated chef's kitchen with quartz countertops, stainless steel appliances, custom backsplash, and breakfast island. It opens up to the beautiful living room and stunning rock fireplace. You'll find the primary bedroom on the first floor with french doors opening up to your backyard oasis, and a bathroom with double vanities, soaking tub, walk in shower, custom tile flooring and walk in closet. Along with the super spacious upstairs living area you have 3 bedrooms and 2 full bathrooms. The high end custom fit shades throughout are the perfect touch. The dreamy back yard is the place you want to be. Great for entertaining guests as well as your morning coffee. The large covered patio overlooks the custom pool with a built in hot tub. It features a layout deck with umbrella stands to keep you nicely shaded and relaxed. You cannot beat this location. You are conveniently only 5 minutes from the highly desired Dripping Springs Schools, grocery stores, Mercer street shopping and everything else Dripping Springs has to offer, yet you're tucked into your quiet



and peaceful neighborhood that never fails to show off the starry skies. The walking trails, the unique entrances in and out of the neighborhood and gorgeous landscape do not disappoint. You don't want to miss out on this rare opportunity for such an amazing home in Howard Ranch.

Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	2318052
List Price	\$1,250,000
Sale Price	\$1,200,000
Sale Date	March 17th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,558
Acres	1.10
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	140 Vincas Shadow Court
Subdivision	Howard Ranch Sec 01
City	Driftwood
County	Hays
State	TX
Zip Code	78619

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Propane, Underground Utilities
Features	Park, Trails/Paths, Curbs, Common Grounds/Area, Street Lights

Parking	Attached, Garage, Garage Faces Side, Door-Multi
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Hills
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Convection Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Level, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size, Trees Small Size
Windows	Blinds
Roof	Composition
Construction	Frame, HardiPlank Type, Masonry, Stone
Foundation	Slab

School Information

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