

# \$1,350,000 - 9524 Stratus Drive, Dripping Springs

MLS® #2601965

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## \$1,350,000

4 Bedroom, 4.00 Bathroom, 3,993 sqft  
Residential on 1.01 Acres

Vistancia Sec 2, Dripping Springs, TX

Stunning, well-cared for one-story stucco and stone exterior hill country home in Vistancia(compare lower tax rate to some neighborhoods). Ideal floorplan for both indoor and outdoor entertaining and family fun. Highly acclaimed Lake Travis ISD. One Acre lot with native oaks, irrigation system, & fully fenced back yard with more than ample space for a pool and offers privacy! Curb appeal and stately front entrance welcome visitors. Large covered front porch and massive back terrace complete with outdoor kitchen & gas grille. Bright and open floor plan featuring Great Room, Game Room, Media Room, Formal & Breakfast Rooms, Gourmet kitchen w/ center island, expansive breakfast bar & countertops, abundant storage & walk-in pantry. Impressive luxurious master ensuite & secondary bedrooms & baths. 3 car garage with add'l off street parking. Conveniently located to Hill Country Galleria, schools, restaurants, area distilleries & breweries. Seller has updated many original builder-grade finishes. Too many fabulous features to list. Come see for yourself! Young children & pets-need 2 hour notice please.



Built in 2017

## Essential Information

ListingFeed	abor_vow
MLS® #	2601965

List Price	\$1,350,000
Sale Price	\$1,285,000
Sale Date	August 15th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,993
Acres	1.01
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	9524 Stratus Drive
Subdivision	Vistancia Sec 2
City	Dripping Springs
County	Travis
State	TX
Zip Code	78620

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Water Connected
Features	None
Parking	Attached, Door-Multi, Driveway, Garage, Off Street, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Neighborhood, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s)
Heating	Central, Propane, Zoned
Cooling	Central Air, Electric, Zoned
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas Starter, Great Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Barbecue, Exterior Steps, Garden, Gas Grill, In-Wall Pest Control System
Lot Description	Back Yard, Front Yard, Garden, Level, Open Lot, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows	Blinds, Bay Window(s), Drapes
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis