

\$1,399,900 - 1120 Drifting Wind Run, Dripping Springs

MLS® #2951746

\$1,399,900

4 Bedroom, 4.00 Bathroom, 2,892 sqft
Residential on 2.42 Acres

The Preserve Ph Two, Dripping Springs, TX

Community is what is in abundance when living in The Preserve of Dripping Springs. This development offers a perfect blend of room to breathe with the advantages of its close proximity to Austin allowing residents to enjoy the benefits of a metropolitan lifestyle. Home owners enjoy spacious, beautifully designed homes on expansive lots that ensure privacy and breathtaking views, along with top-rated schools. The area boasts picturesque landscapes, beautiful parks, hiking trails, and natural attractions like nearby Hamilton Pool and Pedernales Falls, making it a haven for outdoor enthusiasts. The thriving local economy provides a variety of dining, shopping, and entertainment options, including renowned wineries and breweries. This home sits under the protective watch of a huge Black Walnut providing shade to the front of the house. Cozy fireplace in the great room and open floor plan to the kitchen that features separate oven and range and informal breakfast nook. Large formal dining for entertaining and holidays. Primary suite offers a sizable bath and walk in closet. Step out to the screened in porch and watch the family splash in the pool and hot tub. Outdoor space is plentiful on the large lot and you will want the neighbors over for all the backyard bar-b-ques around the outdoor kitchen with grill, smoker, sink and plenty of storage. 3 car garage with a separate freestanding garage that can be a perfect work out/yoga studio or artist workspace. Make it your own! Don't



forget to check out the adorable treehouse in the backyard (not included in square footage!) Neighborhood has plans for additional entrance and egress with a stoplight coming soon. You will soon be able to drive to HEB in your golf cart!

Built in 2006

Essential Information

| | |
|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 2951746 |
| List Price | \$1,399,900 |
| Sale Price | \$1,375,000 |
| Sale Date | July 26th, 2024 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,892 |
| Acres | 2.42 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

| | |
|-------------|------------------------|
| Address | 1120 Drifting Wind Run |
| Subdivision | The Preserve Ph Two |
| City | Dripping Springs |
| County | Hays |
| State | TX |
| Zip Code | 78620 |

Amenities

| | |
|--------------|---|
| Utilities | Cable Connected, Electricity Connected, Propane |
| Features | None |
| Parking | Additional Parking, Driveway, Detached, Garage, Garage Faces Side |
| # of Garages | 4 |

| | |
|------------|--------------------|
| Garages | Garage Door Opener |
| View | Hills |
| Waterfront | None |
| Has Pool | Yes |

Interior

| | |
|-----------------|---|
| Interior | Concrete |
| Appliances | Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Water Softener Owned |
| Heating | Central |
| Cooling | Central Air, Ceiling Fan(s) |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|---|
| Exterior Features | Barbecue, Gas Grill, Outdoor Grill, Private Yard, Rain Gutters, See Remarks |
| Lot Description | Level, Moderate Trees, Sprinklers Automatic, Trees Medium Size |
| Windows | Bay Window(s), Double Pane Windows |
| Roof | Composition, Shingle |
| Construction | Stone |
| Foundation | Slab |

School Information

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