

# \$1,900,000 - 703 Cottonwood Creek Drive, Dripping Springs

MLS® #2990316

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## \$1,900,000

4 Bedroom, 4.00 Bathroom, 3,905 sqft  
Residential on 1.31 Acres

Sunset Canyon Sec 4, Dripping Springs, TX

**\*\*OFFER DEADLINE, MONDAY, MARCH 21, 2022 AT 5:00PM\*\*MULTIPLE OFFERS RECEIVED\*** Modern Dripping Springs Marvel located on 1.3+ acres offers what you have been hoping for! Approach the gated entry and drive on in amongst the oaks to your side entry garages. Sit on your front porch and soak in the long distance hill country views. Walk through your double Cantera French doors and be greeted by your soaring 20 foot ceilings, your 72" gas fireplace, and gorgeous kitchen with a built in refrigerator/freezer, double ovens, gas cooktop, microwave, pot filler, stainless steel farmhouse sink, triple stacked cabinets, and a waterfall kitchen island. The primary suite includes a sitting area, a spa bathroom, with a 50" gas fireplace over the freestanding soak tub, oversized shower, and walk-in closet with built-in cabinetry and shelving. Hardwood floors will follow you through the dining room, office, hallways, all of the secondary bedrooms. The laundry room has custom cabinetry, a sink, and fun tiled floors. There is a flex room that was not included in the photos because it was added on by the current owners and currently used as a home gym, but I also envision it as a cozy family den, art room, or second study. Finally you will be spoiled during Austin's Springs and Summers with the recent installed salt water pool and spa. Year round enjoy heating up the spa, light up your fire-pit, bbq underneath your outdoor kitchen, and gaze at the startling bright stars with Dripping Springs'



Dark Sky ordinances. Don't forget to plant in your raised garden beds all the things you were wanting...watermelon, cilantro, peppers. Sunset Canyon is a lovely neighborhood with a voluntary HOA, zoned to the Exemplary DSISD schools, and only 21 miles to Downtown Austin! This property has plenty of room to store your boat or your RV, and has light deed restrictions.

Built in 2019

### Essential Information

ListingFeed	abor_vow
MLS® #	2990316
List Price	\$1,900,000
Sale Price	\$2,075,000
Sale Date	April 22nd, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,905
Acres	1.31
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	703 Cottonwood Creek Drive
Subdivision	Sunset Canyon Sec 4
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

### Amenities

Utilities Cable Available, Cable Connected, Electricity Available, High Speed

Internet Available, Propane, Phone Connected, Underground Utilities, Water Connected

Features None  
Parking Attached, Door-Multi, Garage, Garage Faces Side  
# of Garages 3  
View Hills, Trees/Woods  
Waterfront None  
Has Pool Yes

### **Interior**

Interior Tile, Wood  
Appliances Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Disposal, Microwave, Propane Cooktop, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater  
Heating Central  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Bath, Family Room  
# of Stories 1  
Stories One

### **Exterior**

Exterior Features Exterior Steps, Private Yard, Rain Gutters  
Lot Description Interior Lot, Level, Private, Many Trees, Sprinklers Automatic, Views, Xeriscape  
Windows Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Window Coverings  
Roof Composition  
Construction Masonry, Stone Veneer, Stucco  
Foundation Slab

### **School Information**

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