

\$1,100,000 - 1338 Bearkat Canyon Drive, Dripping Springs

MLS® #3283282

\$1,100,000

3 Bedroom, 3.00 Bathroom, 2,904 sqft
Residential on 0.79 Acres

Harrison Hills, Dripping Springs, TX

Pride of ownership shines through in this delightfully upgraded and lightly lived in home in Dripping Springs. The floor plan was designed to make your daily life easier. Spanning over 2,904 sq ft, this home includes 3 bedrooms, 3 full bathrooms, a dedicated study, 2 dining rooms, 2 living rooms, and an expansive, entertainer's deck that enjoys hill country views for as far as the eye can see. Wood flooring spans throughout the majority of the home with carpet only in the bedrooms. Oversized windows along the back of the home ensure the view can be enjoyed from every angle. You will not find a better place to spend time with family and friends than in the stunning living room. The floor to ceiling, stone fireplace is an absolute showstopper and provides a cozy ambiance. Calling all chefs, you must see this incredible kitchen! The oversized center island was made for when you are entertaining guests with a large breakfast bar, wine fridge, sink and dishwasher. Create elaborate meals with Viking professional 7 series kitchen appliances and vent hood. An oasis of calm and tranquility flows throughout the luxurious owner's suite that boasts an upgraded bay window to optimize the greenbelt views. The living room extends freely onto the expansive back deck where you will be able to enjoy not only the stunning views and colorful sunsets, but also stay warm on fall and winter days with a wood burning stone fireplace. This .8 acre premium lot enjoys 2 sides surrounded by a



lush greenbelt, that is now part of the Dripping Springs park system, adding to the privacy and allowing you to enjoy one of the best views in the neighborhood. Less than 2 mi to Dripping Springs City Pool at Founders Memorial Park, only 5 mins to shopping and dining options in DT Dripping Springs, and zoned for acclaimed DSISD.

Built in 2016

Essential Information

ListingFeed	abor_vow
MLS® #	3283282
List Price	\$1,100,000
Sale Price	\$1,025,000
Sale Date	April 18th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,904
Acres	0.79
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1338 Bearkat Canyon Drive
Subdivision	Harrison Hills
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Available, Propane, Underground Utilities
Features	Community Mailbox
Parking	Attached, Door-Multi, Garage Faces Front, Garage

# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Hills, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Outside, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters
Lot Description	Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Many Trees, Sprinklers On Side, Trees Large Size, Views
Windows	Shutters
Roof	Composition
Construction	Brick Veneer, Frame, HardiPlank Type, Masonry, Stone
Foundation	Slab

School Information

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