

\$1,095,000 - 1206 Trebled Waters Trail, Driftwood

MLS® #3411825

\$1,095,000

4 Bedroom, 4.00 Bathroom, 4,213 sqft
Residential on 1.10 Acres

Howard Ranch Sec 1, Driftwood, TX

Discover tranquility at 1206 Trebled Waters Trl, where 1.1 acres of hill country splendor create a picturesque haven. This stunning residence, embraced by the natural beauty of mature live oaks, unfolds like a private park, offering a serene escape with unencumbered hill country views.

The beautifully landscaped backyard beckons with an outdoor kitchen, a pool adorned with a calming waterfall, and a spa—an entertainer's dream and a sanctuary for relaxation. Every detail speaks to a lifestyle of luxury and leisure.

Step inside to experience the grandeur of 26-ft ceilings, adorning the dining room and kitchen. This architectural masterpiece is original and tasteful, seamlessly blending spaciousness with intimacy, offering a layout of 4 bedrooms and 3.5 baths that balances privacy for family living with the perfect setting for hosting gatherings.

The thoughtful design caters to both familial comfort and socializing. The primary bedroom is located on the main floor, as is a secondary bedroom with an ensuite bath. There is a flex space above the garage that could be used as a yoga room, studio, or simply additional storage. From cozy family nights to hosting elegant soirees, this home effortlessly adapts to your lifestyle.



Nestled in the heart of the hill country, 1206 Trebled Waters Trl provides easy access to the best of Dripping Springs and Driftwood. Enjoy the charm of downtown Dripping Springs just a few miles away, with its unique shops, dining, and community events.

This property is more than a home; it's an invitation to a lifestyle defined by natural beauty, sophisticated design, and the warmth of hill country living. Seize this opportunity to make 1206 Trebled Waters Trl your own. Contact us for a private showing and let the allure of this extraordinary residence captivate you.

***Included Non-Realty Items that convey with the sale are: Refrigerator, Wine Fridge, Washer, Dryer, Safe, Water Softener, Hot Tub, and Workbench Storage in Garage.

Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	3411825
List Price	\$1,095,000
Sale Price	\$1,050,000
Sale Date	June 21st, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,213
Acres	1.10
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address 1206 Trebled Waters Trail
Subdivision Howard Ranch Sec 1
City Driftwood
County Hays
State TX
Zip Code 78619

Amenities

Utilities Cable Available, Electricity Connected, Fiber Optic Available, High Speed Internet Available, Propane, Sewer Connected, Water Connected, Underground Utilities
Features Trails/Paths
Parking Attached, Door-Multi, Driveway, Garage, Garage Faces Side
of Garages 3
View Hills, Panoramic, Pool
Waterfront None
Has Pool Yes

Interior

Interior Carpet, Tile, Wood
Appliances Built-In Oven, Cooktop, Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Wine Cooler, Wine Refrigerator, Washer
Heating Central, Fireplace(s), Propane
Cooling Central Air, Ceiling Fan(s), Electric
Fireplace Yes
of Fireplaces 2
Fireplaces Bedroom, Living Room, Primary Bedroom
of Stories 2
Stories Two

Exterior

Exterior Features Exterior Steps, Gas Grill, Outdoor Grill, Private Yard, Rain Gutters
Lot Description Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Large Size, Views
Windows Plantation Shutters, Shutters, Window Treatments
Roof Composition, Shingle
Construction Frame, Stone Veneer

Foundation Slab

School Information

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