

# \$1,199,000 - 175 Terra Scena Trail, Dripping Springs

MLS® #3924436

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## \$1,199,000

4 Bedroom, 4.00 Bathroom, 2,820 sqft  
Residential on 1.06 Acres

Werth Sub, Dripping Springs, TX

175 Terra Scena Trail is a modern retreat, situated on an estate-sized lot of over an acre and a short 30-minute drive from Austin's urban core. Newly-constructed and completed just over two years ago, this single level home was upgraded and customized by the owners to meet the highest standards both functionally and aesthetically. The home is illuminated by not only floor to ceiling windows, but also customized lighting by Gubi, Tom Dixon, and Flos. The kitchen is outfitted with Subzero and Wolf appliances, including a 120-bottle wine refrigerator built into the dramatic and sophisticated cabinetry. Complementing the kitchen, the bright and welcoming main living and dining spaces showcase high ceilings and a sleek, modern wood burning fireplace. The living and sleeping quarters are comfort controlled by Lutron Caseta smart dimmable lighting as well as Nest HVAC and dehumidification. Other features include spacious laundry and mudroom, separate office suite, Cat 6 connectivity in every room, gigabit cable internet access, rainwater collection, solar pre-wiring (with 20amp car charging ports), and Apple HomeKit enabled security cameras throughout. The property also shares a further 10 acres of wildlife conservation space with 9 other households in this boutique community. This private outdoor space provides residents with Hill Country walking trails on their doorstep. 15 minutes to Whole Foods at Bee Cave, zoned for excellent Dripping Springs Schools and 5 minutes from



the wineries and breweries Dripping Springs is famous for.

Built in 2019

### Essential Information

ListingFeed	abor_vow
MLS® #	3924436
List Price	\$1,199,000
Sale Price	\$1,248,580
Sale Date	August 31st, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,820
Acres	1.06
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	175 Terra Scena Trail
Subdivision	Werth Sub
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

### Amenities

Utilities	Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Trails/Paths
Parking	Assigned, Circular Driveway, Carport, Electric Gate, Gated
# of Garages	2
View	Hills
Waterfront	None

### Interior

Interior	Wood
Appliances	Convection Oven, Dishwasher, Electric Cooktop, Exhaust Fan, Disposal, Induction Cooktop, Water Purifier Owned, Refrigerator, Wine Refrigerator
Heating	Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, See Remarks, Wood Burning
# of Stories	1
Stories	One

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Level, Moderate Trees, Native Plants
Windows	See Remarks
Roof	Metal
Construction	HardiPlank Type, See Remarks
Foundation	Slab

## School Information

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