

# \$1,490,000 - 141 Drifting Sands Drive, Dripping Springs

MLS® #4362755

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**\$1,490,000**

4 Bedroom, 3.00 Bathroom, 3,369 sqft  
Residential on 2.68 Acres

The Preserve Ph Two, Dripping Springs, TX

\*\*\*MULTIPLE OFFERS: DEADLINE MON, 5/6,

7pm\*\*\* Incredible resort-like hill country home

located in the coveted, gated community of

The Preserve at Dripping Springs. Perfectly

positioned between impressive century live

oaks, this beautiful home sits on an expansive

2.7-acre corner lot with lush, manicured

landscaping – this is a must-see property!

Whitewashed stone and stucco, contrasted

with crisp black windows & trim create a clean,

classic aesthetic with amazing curb appeal.

Custom landscaping complements the

façade with a rich plant palate and a calming

water feature to greet you as you walk under

the large oak canopies. The private backyard

centers around the impressive pool & spa,

pool pavilion with fireplace, green egg, outdoor

kitchen, and motorized shading. The interior is

well-organized for the modern lifestyle. Living

spaces are centered at the heart of the home

while the bedrooms are located at either end.

The primary suite, and additional bedroom (or

office), is located on one side of the home

while the family suite, two bedrooms and the

second living area, is located on the other.

Recently painted, the interior feels light, bright,

and gracious. High ceilings & walls of glass

bring the beautiful trees and hill country views

into the home from nearly vantage point. The

plan includes four bedrooms, three full

bathrooms, two living areas, a large pantry /

laundry room, mudroom, and wood burning

fireplace. \*\*\* Refer to owners list of extensive

improvements & updates completed during



their ownership, amounting to \$200k +/- of work.\*\*\* Priced as unfurnished, seller is willing to sell furnished \*\*\* Trampoline & Playset in yard will not convey \*\*\* 2021 inspection report available upon request. \*\*\*

Built in 2004

### Essential Information

ListingFeed	abor_vow
MLS® #	4362755
List Price	\$1,490,000
Sale Price	\$1,690,000
Sale Date	May 31st, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,369
Acres	2.68
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	141 Drifting Sands Drive
Subdivision	The Preserve Ph Two
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

### Amenities

Utilities	Electricity Available, Propane
Features	Gated
Parking	Attached, Door-Single, Driveway, Garage, Garage Faces Side
# of Garages	2
View	Hills, Panoramic, Pool, Trees/Woods
Waterfront	None

Has Pool Yes

### **Interior**

Interior Carpet, Concrete, Tile

Appliances Built-In Electric Oven, Cooktop, Dishwasher, Disposal, Microwave, Stainless Steel Appliance(s)

Heating Central

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas Starter

# of Stories 1

Stories One

### **Exterior**

Exterior Features Barbecue, Exterior Steps, Gas Grill, Outdoor Grill, Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Landscaped, Level, Many Trees, Trees Medium Size

Windows Insulated Windows, Shutters, Window Treatments

Roof Composition

Construction Stone, Stucco

Foundation Slab

### **School Information**

District Dripping Springs ISD

Elementary Walnut Springs

Middle Dripping Springs Middle

High Dripping Springs