

# \$1,350,000 - 12303 Triple Creek Circle, Dripping Springs

MLS® #4463314

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## \$1,350,000

4 Bedroom, 3.00 Bathroom, 2,818 sqft  
Residential on 2.77 Acres

Triple Creek Ranch Sec 1, Dripping Springs, TX

Gorgeous custom home sitting on a 2.77 acre private lot in Triple Creek Ranch, one of the most coveted dark sky gated communities in Dripping Springs! This 2,818 SQFT, 4 bed, 3 bath home is a 1.5 story layout with all bedrooms down, & a bonus room up. Meticulously maintained by the original owners! Many recent updates include remodels to all 3 bathrooms with high-end finishes, kitchen remodel 2017, hand-scraped hickory flooring in living room & primary bedroom, & exterior paint in 2020. Other interior features include 2 dining areas, hill country stone fireplace in main living, wood beams, oversized windows, & many smart home features. Bright & charming kitchen with quartz counters, tiled backsplash, farmhouse sink. Recently replaced dishwasher, refrigerator, & microwave. Private owner's retreat overlooking the stunning backyard, exterior french doors for easy pool and patio access, private workout room, 10'x8' walk-in closet with custom built-ins. Primary bath remodeled in 2018 with granite counters, vessel sinks, commercial-grade matte porcelain tile floors and walls, shiplap accent wall, extra-deep soaking tub, enlarged walk-in shower with dual controls and frameless glass, in-wall towel warmer rack with timer, & all new fixtures and lighting. This is the lot and backyard of your dreams, with a custom free-form pool with salt generator system, rock accent wall, & waterfall. Heavily treed lot with extensive landscaping. 3+ car garage with



storage room & loft, Swisstrax flooring in double bay, & new metal cabinetry. 12'x20' shed with 9'x7' garage door, side passage door, ramp, garage door opener, wired with lights, outlets, & 220v power perfect for storing ATVs & lawn equipment. See agent for additional home facts and features. Minutes to downtown Dripping Springs, & close proximity to local breweries, restaurants, distilleries, & wineries. Private neighborhood access to swimmable Barton Creek, this is a true escape from city living! Low tax rate & DSISD schools.

Built in 1999

### Essential Information

ListingFeed	abor_vow
MLS® #	4463314
List Price	\$1,350,000
Sale Price	\$1,325,000
Sale Date	January 3rd, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,818
Acres	2.77
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	12303 Triple Creek Circle
Subdivision	Triple Creek Ranch Sec 1
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

## Amenities

Utilities	Cable Available, Electricity Connected, Propane, Phone Available, Underground Utilities
Features	Common Grounds/Area, Gated, Trails/Paths
Parking	Attached, Driveway, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Hills, Pool, Trees/Woods
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Cooktop, Dryer, Dishwasher, Exhaust Fan, Free-Standing Refrigerator, Gas Cooktop, Disposal, Microwave, Oven, Range, Water Softener Owned, See Remarks, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Stone, Wood Burning
Stories	One and One Half

## Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Gentle Sloping, Interior Lot, Landscaped, Native Plants, Private, Many Trees, Trees Large Size, Trees Medium Size
Windows	Blinds, Bay Window(s), See Remarks, Solar Screens, Window Treatments
Roof	Shingle
Construction	Masonry, Stone
Foundation	Slab

## School Information

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