

\$1,300,000 - 1045 Hidden Hills Drive, Dripping Springs

MLS® #5547222

\$1,300,000

3 Bedroom, 2.00 Bathroom, 2,706 sqft
Residential on 3.34 Acres

Sunset Canyon Sec 1, Dripping Springs, TX

GREAT INVESTMENT OR ARBNB OPPORTUNITY!! Classic Hill Country home located in the very desirable Sunset Canyon neighborhood. Situated on 3.34 beautiful acres with fenced-in back yard, private driveway and complete privacy on all sides of the property. Also included on the property is a high income producing 600 SF (approx.) AIRBNB Casita. The interior of the casita/guest house offers an open layout with a bed, living space and kitchen downstairs along with a private bathroom complete with shower/tub combo. Upstairs offers an open loft which is currently being used as another sleeping area. Outside of the casita is a large front deck where guests enjoy watching sunsets and the abundant wildlife go by. As if this wasn't enough, the property offers the space and opportunity to add 2-3 additional Casitas. The main home features stained concrete floors in living rooms & bedrooms and is highlighted by real wood floors in the kitchen & dining room. The kitchen offers granite counters and has the ability to be opened up to the family room for those that like a more open living space. The family rooms features a beautiful stone fireplace and french doors that open to the entertainment deck in the private backyard. This country home has been beautifully maintained and loved, it has been updated with newer A/C, newer water heater, newer water softener system and newer refrigerator. The garage door opener is also less than 1 year old. Additionally the property has an enchanting



Oak Grove entertainment area with fire pit and outdoor lights strung throughout the trees. The current owner spared no expense and professionally engineered the landscape for water drainage and added a large storage shed complete with power and A/C! This home offers privacy but is still a short drive to Dripping Springs, Wimberley, Lakeway and Austin.

Built in 1983

Essential Information

| | |
|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 5547222 |
| List Price | \$1,300,000 |
| Sale Price | \$1,250,000 |
| Sale Date | July 18th, 2022 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,706 |
| Acres | 3.34 |
| Year Built | 1983 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

| | |
|-------------|-------------------------|
| Address | 1045 Hidden Hills Drive |
| Subdivision | Sunset Canyon Sec 1 |
| City | Dripping Springs |
| County | Hays |
| State | TX |
| Zip Code | 78620 |

Amenities

| | |
|-----------|---|
| Utilities | Cable Available, Electricity Available, High Speed Internet Available |
| Features | None |

| | |
|--------------|----------|
| Parking | Attached |
| # of Garages | 2 |
| View | Hills |
| Waterfront | None |

Interior

| | |
|-----------------|--|
| Interior | Concrete, Wood |
| Appliances | Dryer, Dishwasher, Electric Cooktop, Electric Range, Disposal, Water Purifier Owned, Refrigerator, Range Hood, Water Softener Owned, See Remarks |
| Heating | Central |
| Cooling | Central Air, Ceiling Fan(s) |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Living Room, Stone |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|--|
| Exterior Features | Exterior Steps, Lighting, Rain Gutters, Fire Pit |
| Lot Description | Level, Many Trees, Trees Large Size |
| Windows | Insulated Windows, Screens, Window Treatments |
| Roof | Composition |
| Construction | Frame, Stone |
| Foundation | Slab |

School Information

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|------------|-------------------------|
| District | Dripping Springs ISD |
| Elementary | Dripping Springs |
| Middle | Dripping Springs Middle |
| High | Dripping Springs |