

\$1,195,000 - 207 Saddle Blanket Drive, Dripping Springs

MLS® #5582812

\$1,195,000

4 Bedroom, 5.00 Bathroom, 3,861 sqft
Residential on 2.79 Acres

Saddletree Ranch Sec 2, Dripping Springs, TX

Beautiful like-new home in the established Saddletree neighborhood. This home sits on a treed double lot, for a total of 2.8 acres. The inside of the home is very open and the sea of windows allows ample natural light into the house. The large kitchen has built in stainless steel appliances, 5 burner gas stove, lots of storage and a huge kitchen island is the center of the house - the place for entertainment. The family room is wired for sound with 5 speakers and has a no mess, beautiful gas fireplace. Off the kitchen is a sunroom or second office area. The house boasts 4 large bedrooms and 4 1/2 bathrooms. Bedrooms 2 and 3 are on the south side of the house and have a seating / hobby area between them. Two of the bedrooms have an ensuite bathroom. The large owners'™ suite is on the north side of the home and has an ensuite bathroom with double vanity, large walk-in shower and jetted soaking bathtub. Bedroom number 4 is set up mother in law style and has an ensuite bathroom with walk in shower. There is not one but two 2-car garages. A full house security system monitors doors and windows. You can enjoy the water as there is a full house RO system.

Outside is a covered front porch and a large covered back porch with fans. The property is fenced and cross fenced, so bring your animals. There are 2 storage sheds on the property, each one is 7' x 7'. The John Deere tractor D -155 with 48" cut and the John Deere tow cart can convey. The subdivision allows up



to four horses and 10 chickens on the property.

Saddletree Ranch offers great amenities and is conveniently located 10 minutes from the town center of Dripping Springs and 15 minutes from the Hill Country Galleria in Bee Cave.

This property is zoned to the exemplary Dripping Springs Schools.

Built in 2016

Essential Information

ListingFeed	abor_vow
MLS® #	5582812
List Price	\$1,195,000
Sale Price	\$1,115,000
Sale Date	September 28th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,861
Acres	2.79
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	207 Saddle Blanket Drive
Subdivision	Saddletree Ranch Sec 2
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities Cable Connected, Electricity Connected, Phone Available, Propane,

	Sewer Connected, Water Connected
Features	Common Grounds/Area, Community Mailbox, Playground, Sport Court(s), Tennis Court(s)
Parking	Attached, Door-Single, Driveway, Garage, Garage Faces Front, Garage Faces Side
# of Garages	4
Garages	Garage Door Opener
View	Hills, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Propane Cooktop, Self Cleaning Oven
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	In-Wall Pest Control System, Private Yard, Rain Gutters
Lot Description	Back Yard, Cleared, Few Trees, Front Yard, Moderate Trees, Native Plants, Rolling Slope, Trees Medium Size
Windows	Blinds, Screens, Vinyl
Roof	Metal
Construction	Stone
Foundation	Slab

School Information

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