

# **\$1,175,000 - 201 Cordwood Drive, Dripping Springs**

MLS® #6050771

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## **\$1,175,000**

3 Bedroom, 3.00 Bathroom, 3,321 sqft  
Farms and Ranches on 16.80 Acres

River Oaks Ranch Ph 2, Dripping Springs, TX

Owner financing is available to qualified Buyers WAC. Escape to the Austin Hill Country! Custom-built home (1997) with one owner. Meticulously cared for and immaculately clean. Private gated entrance. This 3400-plus sq ft Texas-style home is designed to fit beautifully into its 16.799-acre landscape. Enjoy family time sitting on this beautiful wrap-around porch. The great room boasts a huge floor-to-ceiling Austin stone wood-burning fireplace, French doors, and a cathedral ceiling. The kitchen has a large center island, a built-in Amana electric oven and range, a GE dishwasher, and a built-in microwave. Reverse osmosis at the kitchen sink. Huge walk-in pantry. Breakfast room. Laundry room with door to outside. Formal separate dining room. Primary bedroom with French doors leading to the porch. The primary bathroom has an antique soaking tub, a walk-in shower, and 2 vanities (one shaving). Large walk-in closet. The study is located off the primary bath. Bedrooms 2 and 3 shares a full bath. The upstairs game room has a full bath. Note: Antique fixtures throughout the main house.

The 2-car garage is oversized for pickups and SUVs. The 4-sided Austin stone 2-story barn has a studio apartment with a full bath and kitchen. This home is waiting for an excited new owner! Ag exempt.

Built in 1998



## Essential Information

ListingFeed	abor_vow
MLS® #	6050771
List Price	\$1,175,000
Sale Price	\$1,158,400
Sale Date	November 30th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,321
Acres	16.80
Year Built	1998
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	201 Cordwood Drive
Subdivision	River Oaks Ranch Ph 2
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

## Amenities

Utilities	Above Ground Utilities, Electricity Connected, Water Connected
Features	None
Parking	Asphalt, Driveway, Detached, Electric Gate, Garage Faces Front, Garage, Gravel, Gated, Kitchen Level, Oversized, Paved, Private
View	Hills
Waterfront	Seasonal

## Interior

Interior	Carpet, Tile, Vinyl
Appliances	Built-In Electric Oven, Down Draft, Dryer, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Water Heater, Disposal, Microwave, Water Purifier Owned, Plumbed For Ice Maker, Water Softener Owned, Water Softener
Heating	Central, Electric
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Masonry, Stone, Wood Burning
Stories	One and One Half

### **Exterior**

Exterior Features	Balcony, Dog Run, Exterior Steps, Private Entrance
Lot Description	Agricultural, Native Plants, Private, Trees Large Size, Trees Medium Size, Trees Small Size, Views
Windows	Double Pane Windows, Screens, Shutters, Vinyl, Window Coverings
Roof	Composition, Shingle
Construction	Blown-In Insulation, Board & Batten Siding, Stone
Foundation	Slab

### **School Information**

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