

\$1,299,000 - 593 Broken Lance Drive, Dripping Springs

MLS® #6816016

\$1,299,000

5 Bedroom, 4.00 Bathroom, 3,351 sqft
Residential on 1.02 Acres

Hidden Spgs Ranch, Dripping Springs, TX

This 3,400 sq ft two-story 5 bedroom, 3 1/2 bath home, plus detached 250 sq ft Casita, sits on just over an acre of oak filled trees in the heart of Dripping Springs; consistently rated as one of the best places to live in Texas Hill Country. The property underwent a comprehensive renovation over the past 15 months and sits among other well cared for estate homes in the quiet Hidden Springs development. You will feel like you're in the country, yet walking distance to schools, the historic Mercer Street district, and within a 30-minute drive to dozens of craft breweries, wineries and downtown Austin and the airport. With an oversized first floor master complex and an additional four bedrooms upstairs, your family will have plenty of space to spread out and enjoy Texas living. The master has a sitting area, walk-in closet, and a beautiful bathroom with porcelain tiled floors, quartz countertops, private toilet, linen closet and a large glass-enclosed shower with multi-port shower heads. Three of the upstairs bedrooms share a bathroom with double sinks, porcelain tiled floors and shower/tub combo. The fourth upstairs bedroom has a private bath, porcelain tiled floors and shower, and a large walk-in closet. The kitchen is a chefs dream, while being practical for a growing family, with countertop seating and an adjacent window filled dining area overlooking the backyard, and features shaker cabinetry, two walk in pantries, quartz countertops, 48" free standing gas stove with double oven, five



door refrigerator, drawer-style microwave, dishwasher and under sink osmosis water filter. The main living room with a 13' high fireplace wall, looks out onto a private backyard with a flagstone patio and walkway, garden areas and shaded by towering old oaks. The Casita sits adjacent to the main home, separated by a walled and fenced garden. Plantation shutters, crown molding, and hardwood floors round out just some of the modern features of this better than new home.

Built in 2000

Essential Information

ListingFeed	abor_vow
MLS® #	6816016
List Price	\$1,299,000
Sale Price	\$1,287,000
Sale Date	June 22nd, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,351
Acres	1.02
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	593 Broken Lance Drive
Subdivision	Hidden Spgs Ranch
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	See Remarks
Features	Pool
Parking	Assigned, Attached, Covered, Garage
# of Garages	2
Garages	Garage Door Opener
View	Creek/Stream, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Convection Oven, Cooktop, Dishwasher, Free-Standing Gas Range, Gas Cooktop, Disposal
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas Starter, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters
Lot Description	Landscaped, Many Trees
Windows	Window Coverings
Roof	Composition
Construction	Stone
Foundation	Slab

School Information

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