

# \$2,100,000 - 1322 Trebled Waters Trail, Driftwood

MLS® #7098747

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## \$2,100,000

4 Bedroom, 5.00 Bathroom, 4,520 sqft  
Residential on 3.66 Acres

Howard Ranch Sec 1, Driftwood, TX

Craftsmanship abounds in this thoughtfully designed Hill Country Modern, 1-Story home. Soaring ceilings and custom features make this home a show stopper while foam insulation efficiently maintains even temperatures inside. Garages for 5 cars. Privacy, nature and community all in one. 3.6+ acre property that includes frontage of Onion Creek (both banks) with numerous Heritage Oaks on this park like property make a grand statement. Walk or drive your golf cart to Twisted X Brewery to meet friends/neighbors in coveted Howard Ranch. The location cannot be beat...5 minutes to excellent Dripping Springs Schools, shopping, dining, Mercer Dance Hall and all that the Hill Country has to offer...Songwriters Festival, Wineries, Breweries and Distillers and scenic roadways.



Built in 2016

## Essential Information

ListingFeed	abor_vow
MLS® #	7098747
List Price	\$2,100,000
Sale Price	\$2,000,000
Sale Date	September 9th, 2021
Bedrooms	4
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	4,520
Acres	3.66
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1322 Trebled Waters Trail
Subdivision	Howard Ranch Sec 1
City	Driftwood
County	Hays
State	TX
Zip Code	78619

### **Amenities**

Utilities	Electricity Connected, Propane, Underground Utilities, Water Connected
Features	Common Grounds/Area
Parking	Attached, Door-Multi, Garage, Kitchen Level
# of Garages	5
Garages	Garage Door Opener
View	Creek/Stream
Waterfront	Creek

### **Interior**

Interior	Carpet, Concrete, Tile
Appliances	Built-In Electric Oven, Cooktop, Double Oven, Dishwasher, Exhaust Fan, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Water Softener Owned, Stainless Steel Appliance(s), Water Softener
Heating	Central, Forced Air, Heat Pump
Cooling	Central Air, Electric, Heat Pump, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Barbecue, Gas Grill, Outdoor Grill, Rain Gutters
Lot Description	Back Yard, Sprinklers In Ground, Trees Large Size
Windows	Double Pane Windows, Screens, Window Treatments
Roof	Metal
Construction	Board & Batten Siding, Masonry, Stone, Spray Foam Insulation
Foundation	Slab

### **School Information**

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