

# \$1,099,000 - 2224 Upper Branch Cove, Dripping Springs

MLS® #7585172

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## \$1,099,000

4 Bedroom, 3.00 Bathroom, 2,751 sqft  
Residential on 5.00 Acres

Kirby Springs Sec 2 Resubd Lot 1 5127 Ac, Dripping Springs, TX

Discover the charm of rustic living on this serene 5-acre property, nestled in a tranquil neighborhood, perfect for those looking to put their personal touch on a classic two-story ranch-style home. This residence, spanning 2,751 square, offers a spacious layout with large, sunlit rooms awaiting your updates and personal flair. Outside, the property unfolds into a picturesque, level landscape, ideal for outdoor activities and enjoying the natural surroundings. The expansive grounds are a horse lover's dream, featuring a well-maintained barn with two stalls and ample space for riding and training. The home itself, provides a solid foundation with its traditional ranch architecture, including a welcoming front porch that invites you to sit back and enjoy the peaceful views. There are two wells, a stock tank and an additional shed for storage, as well as a large enclosed pole barn to accommodate RV's and boats, dog kennel and hot tub. Inside, the potential is unlimited with a generous living area, a traditional kitchen, a dedicated office and 4 comfortable bedrooms that echo the promise of home. This property is a canvas ready for transformation, offering the perfect blend of rural privacy and the potential for luxurious country living. Whether you're grooming horses, gardening, or simply relaxing in your private expanse of green, this home offers the lifestyle change you've been seeking. Don't miss the chance to make this idyllic retreat your own!



Built in 1994

## Essential Information

ListingFeed	abor_vow
MLS® #	7585172
List Price	\$1,099,000
Sale Price	\$1,000,000
Sale Date	June 10th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,751
Acres	5.00
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	2224 Upper Branch Cove
Subdivision	Kirby Springs Sec 2 Resubd Lot 1 5127 Ac
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

## Amenities

Utilities	Electricity Connected, Phone Available, Water Connected
Features	Sidewalks
Parking	Attached, Circular Driveway, Carport, Door-Single, Driveway, Garage, Inside Entrance, RV Garage, RV Carport, RV Access/Parking, Garage Faces Side
# of Garages	2
View	Hills, Rural, Trees/Woods
Waterfront	Creek, Pond, Stream

## Interior

Interior	Carpet, Tile, Wood
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Appliances	Built-In Oven, Cooktop, Down Draft, Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Disposal, Microwave, Water Purifier Owned, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Water Softener, Vented Exhaust Fan, Water Purifier
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Raised Hearth, Stone, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Dog Run, Garden, Kennel, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Level, Private, Sprinklers In Ground, Trees Large Size
Windows	Double Pane Windows, Screens, Window Treatments
Roof	Composition
Construction	Frame, Masonry, Stone, Stone Veneer
Foundation	Slab

### **School Information**

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