

# \$1,625,000 - 315 Mystic Creek Drive, Dripping Springs

MLS® #7769726

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## \$1,625,000

3 Bedroom, 2.00 Bathroom, 3,044 sqft  
Residential on 19.40 Acres

Mystic Creek, Dripping Springs, TX

Own nearly 20 acres of beautiful Ag Exempt Hill Country property with varied topography, gorgeous trees, beautiful wildflowers, a wet weather creek, and a year-round spring. This property is complete with five unique living and play spaces: a main house, a workshop, a cute studio with loft, a huge posh barn with an outdoor kitchen and a safari tent.

The main house boasts a large kitchen, 3 bedrooms, 2 full bathrooms, and a deck with breathtaking views. It's a perfect blend of country living with upscale amenities like a 15,000 gallon rainwater system for the house and charger for your Tesla. (Rainwater is great for cooking, washing, bathing, and drinking).

Enjoy the large workshop with air lines and dust extraction tubes already installed. (Perfect for a man cave), while the nearby studio with a loft affords a view of an adjacent oak grove.

Walk down to your own private resort area for a staycation or to host guests for small gatherings in the upscale barn that is a full-living space on its own. The barn has a full kitchen with a BBQ grill, a cozy fireplace and living room for taking in the views, and a hilltop breeze in the summer. The barn has its own powder bathroom and a laundry room. You can cool off in the cowboy pool or turn the heat on to enjoy a hot soak in the winter. For guests that can't bear to leave, there's a cozy sleeping area in the barn or an imported South



African safari tent nearby.

The barn and safari cabin were part of a Five-star Airbnb experience for the past three years. The Safari Cabin is the epitome of posh glamping with a full bathroom, a clawfoot tub and gorgeous bed and decor that has been a favorite for couples celebrating special occasions.

There is a place for horses, a coop for chickens, fenced in areas for other animals and even a goat tower. What's a goat tower? It's a three-level playscape for goats that even has solar-powered nighttime lights for a stunning view of your goat babies. Goat yoga anyone?

Built in 2004

### Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 7769726                 |
| List Price     | \$1,625,000             |
| Sale Price     | \$1,620,000             |
| Sale Date      | March 15th, 2024        |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 3,044                   |
| Acres          | 19.40                   |
| Year Built     | 2004                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 315 Mystic Creek Drive |
| Subdivision | Mystic Creek           |
| City        | Dripping Springs       |

|          |       |
|----------|-------|
| County   | Hays  |
| State    | TX    |
| Zip Code | 78620 |

### **Amenities**

|            |  |
|------------|--|
| Utilities  | Above Ground Utilities, Electricity Connected, Propane, Other, Phone Available |
| Features   | None   |
| Parking    | Carport, Gated, Open, Outside, Electric Vehicle Charging Station(s)            |
| View       | Hills, Panoramic, Trees/Woods  |
| Waterfront | Creek, Stream  |

### **Interior**

|                 |   |
|-----------------|---|
| Interior        | Tile, Vinyl   |
| Appliances      | Bar Fridge, Built-In Oven, Dryer, Dishwasher, Gas Cooktop, Gas Water Heater, Microwave, Oven, Refrigerator, Tankless Water Heater, Washer |
| Heating         | Central, Electric   |
| Cooling         | Central Air   |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Family Room   |
| # of Stories    | 1   |
| Stories         | One   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Exterior Steps, Private Yard, Rain Gutters, RV Hookup, See Remarks |
| Lot Description   | Cul-De-Sac, Many Trees, Trees Large Size, Trees Medium Size        |
| Windows           | None   |
| Roof              | Metal  |
| Construction      | HardiPlank Type  |
| Foundation        | Pillar/Post/Pier   |

### **School Information**

|            |                                     |
|------------|-------------------------------------|
| District   | Johnson City ISD                    |
| Elementary | Lyndon B Johnson                    |
| Middle     | Lyndon B Johnson                    |
| High       | Lyndon B Johnson (Johnson City ISD) |