

\$1,099,995 - 310 N Canyonwood Drive, Dripping Springs

MLS® #9096797

\$1,099,995

4 Bedroom, 4.00 Bathroom, 3,129 sqft
Residential on 2.16 Acres

Sunset Canyon Sec V, Dripping Springs, TX

Discover the wonder of hill country living in this tastefully remodeled one-story home situated in the highly sought-after Sunset Canyon subdivision. Sitting on over 2 acres, this property is perched on a hilltop, nestled among large live oaks where you can enjoy stunning sunsets from many vantage points. This peaceful retreat is a place you will want to call home.

The open-concept living room, complete with a built-in bar/wine fridge, seamlessly transitions to the outdoor pool area, making it perfect for entertaining. Follow the new handscraped oak plank flooring into the kitchen, which boasts soft-close cabinetry, SS appliances, fresh, quartz, tile backsplash, hardware & more. The laundry/mudroom with new finishes is complete with storage bench, & remodeled bath. Enjoy the large primary suite which showcases nature all around. The bath features a new walk-in shower, tub, tile, counters, mirrors & hardware.

There are three additional bedrooms, one currently used as an office with built-in cabinetry and a separate door for convenience, as well as two more full baths. Outdoors, multiple living spaces await, including a front porch perfect for birdwatching and a back patio ideal for enjoying sunrises by the pool. The large yard provides ample space for outdoor activities in a quiet, private setting. Located just minutes from the charming town of Dripping Springs, residents enjoy close proximity to quaint shops, restaurants,



wineries, and breweries. Nature enthusiasts will appreciate the nearby parks and hiking trails, while the vibrant city of Austin is only 28 minutes away.

Served by the exemplary Dripping Springs ISD, this home offers the perfect blend of country tranquility & city accessibility, making it an ideal retreat for those looking to enjoy the best of both worlds. Sunset Canyon subdivision features large acreage lots, low tax rates, and minimal restrictions with no mandatory HOA. Come experience the unique charm of this Sunset Canyon gem.

Built in 1998

Essential Information

ListingFeed	abor_vow
MLS® #	9096797
List Price	\$1,099,995
Sale Price	\$1,090,000
Sale Date	August 12th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,129
Acres	2.16
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	310 N Canyonwood Drive
Subdivision	Sunset Canyon Sec V
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Connected, Water Connected, Sewer Connected
Features	None
Parking	Attached, Garage, Attached Carport, Driveway
# of Garages	2
View	Hills, Panoramic, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Microwave, Refrigerator, Bar Fridge, Electric Range, Electric Water Heater, Induction Cooktop, Range, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Rain Gutters, Exterior Steps, Private Entrance, Private Yard
Lot Description	Native Plants, Sloped Down, Views
Windows	Aluminum Frames
Roof	Asphalt
Construction	HardiPlank Type, Stone Veneer
Foundation	Slab

School Information

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