

# \$1,550,000 - 12500 Triple Creek Drive, Dripping Springs

MLS® #9261748

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## \$1,550,000

5 Bedroom, 4.00 Bathroom, 4,029 sqft  
Residential on 1.81 Acres

Triple Creek Ranch Sec 1 Lot 1 Blk A 231, Dripping Springs, TX

Rare offering within the gated community of Triple Creek Ranch, this move-in ready "Hill Country Craftsman" style home was custom built by Rienzi Homes with meticulous attention to detail and thoughtful design.

Situated on Triple Creek/Little Barton Creek, the property offers a sprawling and peaceful 1.81 acre wooded lot with 100s of mature live oak trees that can be seen from every window, including the family room wall of windows as you enter the front door, reminding you why the Texas Hill Country is so desirable. Relax on the back porch for beautiful summer sunsets, enjoy s'mores around the fire pit with custom benches of stone matching the stone on the house or walk the banks of Little Barton Creek along the HOA property. A private dedicated well on the property is drilled over 700 feet down to the Trinity Aquifer & ensures the vitality of the pristine landscaping.

Entertain in the open-concept, huge kitchen remodeled with custom cabinetry and quartz countertops. Master and study on main plus family room open to the kitchen and dining room. Insulated walls, solid core doors throughout, 2 x 40 gallon water heaters, each with an immediate whole house recirculation system, 3 upgraded A/C unit Heat Pumps and full fencing on 4 sides of the property. You'll appreciate the magnificent views from each of the 4 bedrooms and upstairs media room to the stonework (not tile) in each of the 4 bathrooms to full molding throughout



the house including the oversized 900+ sq. ft. garage. The entire house wired for entertainment, Internet in each room, cable and alarm plus a full mesh wi-fi system for 100% coverage.

Easy access to Hwy 290 and Hamilton Pool Road that offers immediate access to the best restaurants, parks, breweries and vineyards of the Hill Country while still being close to shopping with direct access to Austin proper and the airport. Exemplary Dripping Springs ISD. Youâ€™ll find your place right here in Triple Creek Ranch when you view this home.

Built in 2005

### Essential Information

ListingFeed	abor_vow
MLS® #	9261748
List Price	\$1,550,000
Sale Price	\$1,550,000
Sale Date	July 28th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,029
Acres	1.81
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	12500 Triple Creek Drive
Subdivision	Triple Creek Ranch Sec 1 Lot 1 Blk A 231
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

## **Amenities**

Utilities	Propane
Features	Common Grounds/Area, Gated
Parking	Attached, Garage Faces Side
# of Garages	3
View	Creek/Stream, Trees/Woods
Waterfront	None

## **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Range, Built-In Gas Oven, Built-In Gas Range, Built-In Oven, Cooktop, Dishwasher, Freezer, Gas Cooktop, Disposal, See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

## **Exterior**

Lot Description	Front Yard, Garden, Gentle Sloping, Sprinklers In Ground, Trees Large Size
Windows	Insulated Windows, Screens
Roof	Composition
Construction	Masonry
Foundation	Slab

## **School Information**

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