

# \$1,900,000 - 138 Terra Scena Trail, Dripping Springs

MLS® #9611836

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## \$1,900,000

3 Bedroom, 4.00 Bathroom, 3,245 sqft  
Residential on 2.01 Acres

Werth Sub, Dripping Springs, TX

Welcome home to TerraScena, a small, conservation focused community nestled at the gateway to the Texas Hill Country with stunning views and abundant access to nature. This modern Scandinavian ranch home was designed custom with Tim Brown Architecture and keeps livability, sustainability and timeless aesthetics in mind.

Situated on a large gently sloping lot with great native trees/plants and long distance views overlooking the 9 acre community owned greenspace and private hiking trails. 3 bed/4 ba home with pool, sauna, screened porch, and 3 car Garage with ~800SF unfinished loft above with viewing deck prepped and ready to be finished out to suit!

Custom interior design and finishes include: Meile appliances, Super White Dolomite marble counters, Terrazzo tile floors, white oak wood floors, Western & Marvin Windows & Doors, Custom Cabinets by Petrified Designs, Kohler plumbing fixtures, Hunter Douglas automated blinds, Allied Maker & Workstead lighting, custom drapes. Green features include: energy efficient systems, high performance thermal envelope, solar pre-wire/Net-zero energy ready setup, 100% rainwater harvesting (40k gallon system for all potable needs), and healthy indoor air quality finishes/materials.

Located near some of the area's best access



to nature with numerous County and State parks nearby for endless outdoor recreation opportunities. Hiking, Cycling/Mountain Biking, Rock Climbing, Boating/Swimming - Reimers Ranch, Pedernales Falls, Krause Springs, Lake Travis/Lake Austin. Other nearby local amenities include: The Haven Yoga Studio, Abby Jane Bake Shop, Thyme and Dough, Pieous, Treaty Oak, Jester King, and Fitzhugh Brewing. Conveniently located to top ranked Dripping Springs Schools with easy access to Dripping Springs, Bee Caves, and Austin for all your other amenities and needs. Don't miss out on this special home and being a part of this one of a kind Hill Country Community! Call now for more information and to schedule a viewing.

Built in 2021

### Essential Information

ListingFeed	abor_vow
MLS® #	9611836
List Price	\$1,900,000
Sale Price	\$1,734,000
Sale Date	October 6th, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	3,245
Acres	2.01
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	138 Terra Scena Trail
Subdivision	Werth Sub
City	Dripping Springs

County	Hays
State	TX
Zip Code	78620

### **Amenities**

Utilities	See Remarks
Features	Common Grounds/Area, Park
Parking	Garage, Oversized, Electric Vehicle Charging Station(s)
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Hills, Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	See Remarks, Terrazzo, Wood
Appliances	See Remarks
Heating	Heat Pump, Wood Stove
Cooling	Central Air, Heat Pump, Multi Units, Zoned, Ductless
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, See Through, Wood Burning, EPA Certified Wood Stove, Sealed Combustion
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Front Yard, Backs to Greenbelt/Park, Gentle Sloping, Landscaped, Native Plants, Trees Medium Size, Views, Waterfall
Windows	Aluminum Frames, Blinds, Double Pane Windows, Drapes, Low Emissivity Windows
Roof	Metal
Construction	Frame, HardiPlank Type, Spray Foam Insulation, Wood Siding
Foundation	Slab

### **School Information**

District	Dripping Springs ISD
Elementary	Dripping Springs

Middle  
High

Dripping Springs Middle  
Dripping Springs