

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

MLS® #9854602

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## \$1,625,000

3 Bedroom, 2.00 Bathroom, 3,044 sqft  
Farms and Ranches 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.

Built in 2004

### Essential Information

ListingFeed	abor_vow
MLS® #	9854602
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	Farms and Ranches
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, Slab

### **School Information**

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