

# \$1,150,000 - 617 Chama Trce, Dripping Springs

MLS® #4203923

**\$1,150,000**

5 Bedroom, 3.00 Bathroom, 3,808 sqft  
Residential on 2.00 Acres

Chama Trace, Dripping Springs, TX

**\*\*Seller is offering \$7500 carpet credit\*\*** Tucked within the gated neighborhood of Chama Trace, this hill country retreat stretches across 2 lightly restricted acres, where the sky feels just a little bigger and the pace of life slows to something sweeter. Built with intention and room to breathe, the custom home unfolds across a mostly single-story layout, with an expansive bonus room tucked upstairs. The main level lives large, with a seamless flow between living, dining, and kitchen, anchored by high ceilings and expansive windows that pull in soft hill country light. The designer kitchen is a true standout—custom cabinetry, an induction cooktop, generous prep space, granite countertops and a layout that makes everyday meals feel like an occasion. Every detail feels thought through, from the double washer/dryer option to the deep storage throughout the home. Out back, the world opens up. A shimmering pool is framed by native trees and wide-open skies, while a firepit invites long conversations under the stars. A basketball court adds another layer of play, an herb garden adds fresh flavor to your kitchen and a touch of greenery to your outdoor space, and there's still room for more. The property is fenced and ready for your four-legged companions, including the one horse allowed, and chickens if you're dreaming of fresh eggs and morning coffee on the porch. The oversized 3.5-car garage brings the flexibility you didn't know you



neededâ€”space for vehicles, tools, and all the gear that comes with living life fully. Set in Dripping Springs ISD, with the quiet comfort of a gated community and a layout designed for easy living, this property offers the space to unwind, the freedom to create, and the kind of thoughtful design that supports both everyday life and long weekends at home.

Built in 2014

**Essential Information**

MLS® #	4203923
Price	\$1,150,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,808
Acres	2.00
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

**Water Feature/View**

View	Hills
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**Community Information**

Address	617 Chama Trce
Area	HD
Subdivision	Chama Trace
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

**Amenities**

Utilities	Cable Available, Electricity Available, High Speed Internet Available
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Features	Gated
Parking	Attached, Door-Multi, Garage, Garage Faces Side
# of Garages	3

### **Interior**

Interior	Carpet, Tile
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Electric Water Heater, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Garden, Private Yard, Rain Gutters, Basketball Court, Dog Run
Lot Description	Interior Lot, Landscaped, Level, Sprinklers Automatic, Trees Medium Size
Roof	Composition
Construction	Masonry, Stone
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	April 11th, 2025
Days on Website	184
Days on Market	132
HOA Fees	315
HOA Fees Freq.	Annually
Gated Community	Yes

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