

\$949,000 - 1398 Myers Creek Road, Dripping Springs

MLS® #571926

\$949,000

3 Bedroom, 3.00 Bathroom, 2,290 sqft
Residential on 5.70 Acres

Bell Spgs Ranches, Dripping Springs, Texas

A unique Frank Lloyd Wright-inspired Hill Country home, this property is a masterpiece of organic architecture, sustainable living and artistic inspiration. Includes a main home with additional guest casita, on 5.7 acres of lush surroundings. This property is an active income-producing AirBnb that sleeps up to 12 guests; ideal for short-term rentals, wellness retreats, or a family getaway. Furnished options are negotiable to convey. Nestled away in the rolling hills of Dripping Springs, the residence seamlessly integrates with nature, offering a lifestyle of tranquility, creativity, and eco-conscious living. Designed for longevity and sustainability, it was built using non-toxic, high-quality materials from Green Building Supply. Included in its many unique features: A rainwater collection system featuring two 5,000-gallon storage tanks plus an additional 2,000-gallon collection tank, ensuring a self-sustaining, pristine water supply, cork flooring on the main level (waterproof and antimicrobial) and Arkansas Pine wood flooring on the upper level. Vaulted natural wood ceilings and expansive windows bathe the interiors in natural light. Passive solar design elements maximize energy efficiency while maintaining comfort. This property is a Smart and Wellness-focused living design, offering an optional EMF-free environment, allowing for a pure, restorative retreat space. Next to the main house sits the full studio casita for guests to stay or STR. Three additional out-buildings with a large deck



overlooking the rolling hills, makes a wonderful space for a yoga studio, woodshop work area and extra recreational or storage space. An outdoor wood-burning sauna and cold-plunge creek tub (during rainy seasons) sits behind the main house and casita. High-speed Nextlink internet ensures seamless remote workspace. Come and tour this enchanting home and acreage located near Texas State Parks, breweries, wineries and all that the beautiful Hill Country lifestyle has to offer.

Built in 1999

Essential Information

MLS® #	571926
Price	\$949,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,290
Acres	5.70
Year Built	1999
Type	Residential
Sub-Type	Single Family
Style	Hill Country, Other
Status	Active

Water Feature/View

View	None
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Community Information

Address	1398 Myers Creek Road
Subdivision	Bell Spgs Ranches
City	Dripping Springs
County	Hays
State	Texas
Zip Code	78620

Amenities

Utilities	Electricity Available
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Features	None
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Interior

Interior	Bamboo, Carpet Free, Tile
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Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Cooktop, Oven, Some Electric Appliances
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Heating	Central, Electric, Solar
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Cooling	Central Air
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Fireplaces	None
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Stories	Multi/Split
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Exterior

Exterior Features	Balcony, Covered Patio, Deck, Fire Pit, Outdoor Grill, Patio
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Windows	Window Treatments
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Roof	Metal
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Construction	HardiPlank Type, Stucco
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Foundation	Pillar/Post/Pier
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School Information

District	Dripping Springs ISD
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Additional Information

Date Listed	March 6th, 2025
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Days on Website	241
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Days on Market	221
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HOA Fees Freq.	Annually
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