

\$654,000 - 436 Sage Thrasher Cir, Dripping Springs

MLS® #6825214

\$654,000

5 Bedroom, 4.00 Bathroom, 2,618 sqft
Residential on 0.14 Acres

Headwaters at Barton Creek, Dripping Springs, TX

Welcome to the Happy Hacienda â€” 436 Sage Thrasher Circle, Dripping Springs, TX

Nestled in the sought-after Headwaters community, this stunning 5-bedroom, 4-bathroom David Weekley Bluebonnet floor plan perfectly blends Hill Country charm with modern elegance. Known as the Happy Hacienda, this light-filled home boasts an open-concept layout designed for effortless entertaining and everyday comfort.

Step inside to discover soaring ceilings, abundant natural light, and stylish finishes throughout. The gourmet kitchen is a chefâ€™s dream, featuring stainless steel appliances, a spacious island, and custom cabinetry. The open family and dining areas seamlessly connect for family gatherings and celebrations alike.

With 5 generously sized bedroomsâ€”including a luxurious ownerâ€™s suiteâ€”and 4 full bathrooms, there's space for everyone to spread out and feel at home. Thoughtfully designed with flexibility in mind, this home also offers options for a home office, playroom, or guest suite.

Outside, enjoy the beauty of Dripping Springs from your private yard, perfect for morning coffee or sunset unwinding. Located on a quiet street in the heart of Headwaters, youâ€™ll



enjoy resort-style amenities, scenic trails, top-rated schools, and close proximity to Austin.

Come experience the joy of life at the Happy Hacienda—where comfort meets community and every day feels like home.

Our EnergySaver™ Homes offer peace of mind knowing your new home in Dripping Springs is minimizing your environmental footprint while saving energy.

Square Footage is an estimate only; actual construction may vary.

Built in 2025

Essential Information

MLS® #	6825214
Price	\$654,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,618
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	ParkGreenbelt,TreesWoods
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Community Information

Address	436 Sage Thrasher Cir
Area	HD
Subdivision	Headwaters at Barton Creek
City	Dripping Springs
County	Hays

State TX
Zip Code 78620

Amenities

Utilities Electricity Connected, Fiber
Phone Available, Water Contr
Features Barbecue, Common Ground
Conference/Meeting Room, |
Playground, Park, Property
Activities, Sidewalks, Trails/P
Parking Attached, Driveway, Garage
of Garages 2
Garages Garage Door Opener

Interior

Interior Carpet, Tile, Vinyl
Appliances Built-In Oven, Dishwasher,
ENERGY STAR Qualified W
Water Heater, Microwave, Oven, Range Hood, Stainless Steel
Appliance(s), Vented Exhaust Fan, Water Heater
Heating Central, ENERGY STAR Qualified Equipment, Natural Gas
Fireplaces None
of Stories 2
Stories Two

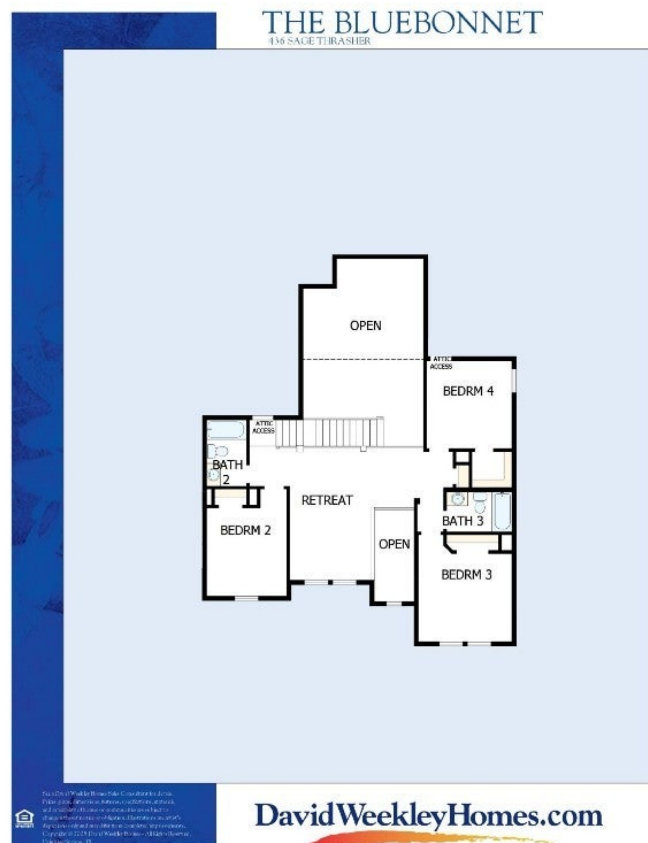
Exterior

Exterior Features In-Wall Pest Control System, Lighting, Private Yard, Rain Gutters
Lot Description Back Yard, Front Yard, Backs to Greenbelt/Park, Sprinklers In Rear,
Sprinklers In Front, Landscaped, Sprinkler - Rain Sensor, Sprinklers
Automatic, Sprinklers In Ground, Trees Small Size, Views
Roof Composition
Construction Blown-In Insulation, Frame, HardiPlank Type, Radiant Barrier, Stone
Foundation Slab

School Information

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

Additional Information



Date Listed	July 18th, 2025
Days on Website	109
Days on Market	109
HOA Fees	459
HOA Fees Freq.	Quarterly

Property Listed by: David Weekley HomesThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 4th, 2025 at 3:01pm CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.