

# \$1,375,000 - 172 Bluff Trl, Dripping Springs

MLS® #9220488

**\$1,375,000**

3 Bedroom, 2.00 Bathroom, 1,885 sqft  
Residential on 1.15 Acres

Pedernales Place, Dripping Springs, TX

Charming Riverfront Retreat. Discover your own slice of paradise on the picturesque Pedernales River, just 30 miles West of Austin. This comfortable, contemporary home offers a perfect blend of modern living and natural beauty, making it an ideal oasis for nature lovers and those seeking tranquility. As you step into this inviting residence, you will be greeted by an open and airy layout that seamlessly connects indoor and outdoor spaces. The contemporary design features large windows that illuminate the interior, allowing you to soak in the stunning views of the lush surroundings. The property features a delightful multilevel geography adorned with massive rock formations and hidden caves, creating a striking contrast against the natural landscape. These caves add an adventurous touch to the property, inviting exploration and imagination. Thoughtfully designed stairs lead gracefully down to the river, where you will be enveloped by beautiful, aged cypress trees that provide both shade and a breathtaking backdrop, creating an enchanting atmosphere perfect for relaxation and recreation. Outdoors, immerse yourself in the vibrant ecosystem teeming with life. Enjoy the sight and sounds of abundant bird species, including colorful hummingbirds, charming painted buntings and graceful cardinals, amidst the beautiful landscape. Whether you are sipping coffee on the patio or enjoying an evening fire by the river, you will feel surrounded by the serene beauty of nature. This property is not just a



home; it is a retreat that invites relaxation and inspiration. Whether you are kayaking on the river, hiking the nearby trails, or simply taking in the sunset, this is a place where memories are made. Do not miss the opportunity to make this contemporary riverside escape your own. Schedule a showing today and experience the tranquility and beauty that await you!

Built in 2018

**Essential Information**

MLS® #	9220488
Price	\$1,375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,885
Acres	1.15
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

View	Panoramic,River,TreesWoods,Pedernales River
Is Waterfront	Yes
Water Body	Pedernales River

**Community Information**

Address	172 Bluff Trl
Area	HD
Subdivision	Pedernales Place
City	Dripping Springs
County	Blanco
State	TX
Zip Code	78620

**Amenities**

Utilities	Above Ground Utilities, Electricity Connected, Propane, Other, Water Connected
Features	Fishing
Parking	Attached, Concrete, Driveway
# of Garages	2

## Interior

Interior	Wood
Appliances	Built-In Gas Oven, Dishwasher, Exhaust Fan, Disposal, Gas Range, Microwave, Propane Cooktop, Range Hood, Water Softener Owned, Water Softener, Built-In Refrigerator, Free-Standing Freezer, Wine Cooler
Heating	Central, Propane, Propane Stove
# of Fireplaces	1
Fireplaces	Outside, Wood Burning
# of Stories	1
Stories	One

## Exterior

Exterior Features	Exterior Steps, Gas Grill
Lot Description	Many Trees, Trees Large Size, Views
Roof	Metal
Construction	Brick, Stone Veneer
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	July 1st, 2025
Days on Website	102
Days on Market	55
HOA Fees	50
HOA Fees Freq.	Annually

Property Listed by: Randy Hutto, RealtorsThe 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 October

12th, 2025 at 1:31am CDT. 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.