\$1,225,000 - 172 Bluff Trl, Dripping Springs

MLS® #9220488

\$1,225,000

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 graciously 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 \$1,225,000

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, Trees Woods, 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 Electricity Connected, Propane, Other, Water Connected, Above Ground

Utilities

Features Fishing

Parking Attached, Concrete, Driveway

of Garages 2

Interior

Interior Wood

Appliances Built-In Refrigerator, Dishwasher, Exhaust Fan, Disposal, Gas Range,

Microwave, Propane Cooktop, Range Hood, Water Softener Owned, Water Softener, Built-In Gas Oven, 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 125
Days on Market 125
HOA Fees 50

HOA Fees Freq. Annually

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