

\$2,099,000 - 1120 Canyon View Rd, Dripping Springs

MLS® #9224998

\$2,099,000

4 Bedroom, 4.00 Bathroom, 4,592 sqft

Residential on 10.03 Acres

Meadow Creek Ranch, Dripping Springs, TX

Now is the time! The seller is offering a rate buy-down (reach out for terms) and has made an incredible price adjustment. Don't miss this opportunity! This Dripping Springs retreat offers a wealth of features: 10 acres, a wildlife exemption for lower taxes, two homes, and a Mueller barn, all situated just 20 miles from downtown Austin - rare offerings for the desirable east side of Dripping Springs. A dream for equestrian and livestock enthusiasts, this property includes a large Mueller barn with 6-horse stall potential, perfect for creating your ideal equestrian setup. Meticulously cleared land provides a serene backdrop to 2 beautifully crafted homes in a distinctive German-influenced Texas Hill Country style. Expansive porches, metal roofs, and walls of windows with French doors seamlessly blend indoor and outdoor living. Inside, warm wood and natural stone offer rustic elegance, perfect for the Hill Country lifestyle. The 3,445 sqft main home features an inviting open layout with soaring beam ceilings and a sunlit family room framed by expansive windows overlooking the grounds. The gourmet farmhouse kitchen, equipped with Jenn-Air appliances and a large pantry, is ideal. A substantial office with oversized windows offers a peaceful workspace. The primary suite on the main level features French doors that open to the front porch. Upstairs, a game room and two additional bedrooms provide space for guests. The 1,144 sqft guest home is



handicap-accessible, featuring thoughtful details such as zero-threshold doors, lower appliances, and a ramp. The Mueller barn offers 3 pens, 6-horse stall potential, space for a riding arena, separate tack and feed rooms, an insulated cold room, a wash station, and turnouts. 2 water sources—a well for the barn and city water for the residences—ensure convenience for daily living and animal care. A circular drive makes chores and trailering simple. In Dripping Springs, with shopping, dining, excellent schools, and Austin nearby.

Built in 2002

Essential Information

MLS® #	9224998
Price	\$2,099,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,592
Acres	10.03
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Pasture
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Community Information

Address	1120 Canyon View Rd
Area	HD
Subdivision	Meadow Creek Ranch
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	None
Parking	Additional Parking, Circular Driveway, Parking Pad

Interior

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

Exterior

Exterior Features	Lighting, No Exterior Steps, Rain Gutters
Lot Description	Back Yard, Cleared, Cul-De-Sac, Trees Large Size
Roof	Metal
Construction	Stone Veneer
Foundation	Slab

School Information

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

Additional Information

Date Listed	October 11th, 2024
Days on Website	374
Days on Market	387
HOA Fees	150
HOA Fees Freq.	Annually

Property Listed by: Compass RE Texas, LLC
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