

\$1,250,000 - 12303 Triple Creek Cir, Dripping Springs

MLS® #9442052

\$1,250,000

4 Bedroom, 3.00 Bathroom, 2,818 sqft

Residential on 2.77 Acres

Triple Creek Ranch Sec 1, Dripping Springs, TX

Welcome home to your luxurious private sanctuary on a sprawling 2.77-acre lot, in the prestigious dark skies gated community of Triple Creek Ranch. Freshly painted and move-in ready. This thoughtfully designed custom home features a 1.5-story layout with all four bedrooms conveniently located on the ground floor and an additional bonus room upstairs. Recent upgrades include a new Roof with Solar Panels (2022), a Generac 24KW Generator (2022), updated Flooring and lighting throughout (2022), and updated pool equipment (2023), enhancing both the functionality and aesthetic of the home. The property features a generous three-car garage with advanced storage solutions and a fully equipped 12 by 20 shed, catering to all your storage and hobby needs. Tucked away in the far corner of the neighborhood is the charming greenbelt trail that leads to Barton Creek, for residents only. From the moment you step inside, you're greeted by an ambiance of warmth and comfort, accentuated by hand-scraped hickory flooring. The view of the gorgeous pool and waterfall strikes you as you enter the living room, which is adorned with a hill country stone fireplace, wooden beams, and oversized windows that invite natural light while offering views of the serene surroundings. The private primary suite serves as a retreat within the retreat, featuring exterior French doors that lead to the breathtaking backyard. The en-suite bathroom is a



masterpiece of luxury with granite counters, vessel sinks, and a series of high-end finishes. Only 30 minutes from downtown Austin and the Airport. Conveniently located a short drive from schools, shops, restaurants, breweries, and grocery stores. If you want to feel like youâ€™re in the country, but close to all the modern conveniences, this exquisite home is a must-see.

Built in 1999

Essential Information

MLS® #	9442052
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,818
Acres	2.77
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Hills,Pool,TreesWoods
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Community Information

Address	12303 Triple Creek Cir
Area	HD
Subdivision	Triple Creek Ranch Sec 1
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Cable Available, Electricity Connected, Propane, Phone Available,
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	Underground Utilities
Features	Common Grounds/Area, Gated, Trails/Paths
Parking	Attached, Driveway, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Cooktop, Dryer, Dishwasher, Exhaust Fan, Free-Standing Refrigerator, Gas Cooktop, Disposal, Microwave, Oven, Range, Water Softener Owned, See Remarks, Washer
Heating	Central
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Stone, Wood Burning
Stories	One and One Half

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Gentle Sloping, Interior Lot, Landscaped, Native Plants, Private, Many Trees, Trees Large Size, Trees Medium Size
Roof	Shingle
Construction	Masonry, Stone
Foundation	Slab

School Information

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

Additional Information

Date Listed	June 25th, 2025
Days on Website	133
Days on Market	1
HOA Fees	325
HOA Fees Freq.	Annually
Gated Community	Yes

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