

371 Hillview Cir, Dripping Springs, Texas 78620

Listing ID: 8371530 **LP:** \$1,199,500

Recent Change:06/16/2022 :: ->A

NEW



Address: [371 Hillview Cir](#) **Std Status:** A/RESI
City: Dripping Springs, Texas 78620 **List Price:** \$1,199,500
County: Hays **MLS Area:** HD
PID: [1140950000009014](#) **Tax Lot:** 7-8-9
Subdivision: Hillview Add **Tax Blk:**
Legal Desc: Hillview Addition Sec 1, Lot Pt Of 7-8-9, Acres 10.28
Type: Single Family Resi/See Remarks
ISD: [Dripping Springs ISD](#) **Elem:** [Walnut Springs](#)
Mid or JS: [Dripping Springs Middle](#) **High:** [Dripping Springs](#)
Primary Bed on Main: Yes # **Living:** 2 **# Dining:** 1
Beds: Total: 4 (Main: 1 Other: 3) **Baths:** Total: 3 (F: 2/H: 1)
Living SqFt: 3,616/Public Records **\$/SqFt:** \$331.72
Yr Blt: 1991/Public Records/Resale
Acres: 10.280 **Levels:** 2
Lot Sz Dim: **Lnd SqFt:** 447,797
Spa Feat: None
Pool Priv: No/None

General Information

Garage: 3 / Tot Prk: 3 / Attached, Boat, Carport, Garage Faces Front, Off Street, Outside, RV Carport
Roof: Metal
Construction: Frame
WaterFront: No/Creek, Pond, Stream
Access Feat: None
Horses: Yes/Barn
Foundation: Slab
Restrictions: Deed Restrictions
Security Feat: None
Property Cond: Resale
Dir Faces: North-East
ETJ: See Remarks
Water Body:
Bldr Nm:

Interior Information

Laundry Loc: Common Area, Laundry Room, Main Level
Fireplaces: 0/None
Appliances: Dishwasher, Disposal, Exhaust Fan, Gas Cooktop, Range Free-Standing, Water Purifier Owned
Interior Feat: Breakfast Bar, Ceiling(s)-High, Interior Steps, Multiple Living Areas, Primary Bedroom on Main
Flooring: Tile, Wood
Window Feat: Skylight
Guest Accom: Guest House, Separate Entrance, Separate Kit Facilities, See Remarks
Guest Beds: 1 **Guest Baths:** 1/0

Rooms Information

Room	Level	Features
Primary Bathroom	Main	Separate Shower, Walk-in Shower
Primary Bedroom	Main	Two Primary Closets, Walk-In Closet(s)
Kitchen	Main	Breakfast Area, Breakfast Bar
Bathroom	Second	Full Bath, Jetted Tub, Separate Shower

Exterior Information

View: Hill Country, Panoramic, Pond, Trees/Woods **Fencing:** Livestock, Wire, Wood
Exterior Feat: Exterior Steps, Private Yard
Patio/Prch Feat: Covered, Deck, Patio, Porch
Community Feat: None
Lot Feat: Back Yard, Public Maintained Road, Rolling Slope, Trees-Large (Over 40 Ft), Trees-Many, Trees-Medium (20 Ft - 40 Ft), Trees-Moderate
Other Structure: Outbuilding, Storage, Workshop

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
Spl List Cond: None
Disclosures: Seller Disclosure
Docs Avail: None Available
FEMA Flood: No

Utility Information

Heating: Central, Electric **Sewer:** Septic Tank **GCD:**
Cooling: Central Air, Electric **Water Src:** Well
Utilities: Electricity Connected, Phone Available, Propane
Green Energy Efficient: None
Green Sustainability: None

Financial Information

HOA YN: No
Estimated Tax: \$8,766 **Tax Annl Amt:** **Tax Year:** 2021
Tax Exempt: None **Tax Assess Val:** \$485,000 **Tax Rate:** 1.8073
Special Assess: **Possession:**

Buyer Incentive: No
Accept Finance: Cash, Conventional
Prefr'd Title Co. Independence Title - Lisa Reiter

Close Of Escrow, Funding

Showing Information

Occupant Type:	Vacant	Owner Name:	Ronald & Heather Mendez
Showing Reqs:	Lockbox, Showing Service, Sign on Property		
Showing Instr:	Use ShowingTime to schedule an appt to show		
Lockbox Loc:	Front door	Lockbox Type:	SUPRA
Lockbox SN#:	33963074	Access Code:	
Contact Type:		Show Service Ph:	000-000-0000
Directions:	Hwy 290 west of Dripping Springs, R on McGregor follow to W. Fitzhugh, make a left. Follow to Sycamore Creek make slight left (almost straight at stop sign). Left on Hillview Circle to white three rail fence to sign & gated entrance to property on left.		

Remarks

Private Remarks: Buyer Agent Bonus (SIC) see attached. Offers received after 5pm on Friday will be presented the following business day. For questions after 5pm please text/call LA #2 (Rance Vera 512-571-7531) for fastest response. ***PREFERRED TITLE Independence Title - Lisa Reiter (512) 255-9593 lreiter@independencetitle.com**Ford Bronco, John Boat, John Deer Gator DO NOT Convey***Buyer to verify square footage**

Public Remarks: Own your own slice of the Texas Hill Country! This 10 acre ranch home has panoramic views, amazing sunsets and even a guest house with a kitchen! The main house is a two story home with 9' ceilings that features 4 bedrooms and 2.5 baths with Saltillo tile downstairs and hardwood flooring throughout second floor. This spacious 2,469 sqft home has a welcoming front porch and an oversized back porch - makes for a quiet spot to drink your morning coffee. Large living room with two story ceiling, spacious kitchen ample storage space. The Master bedroom is on the main floor with a large walk-in closet, walk-in shower plus an additional shower/tub combo! The upper level has three bedrooms each with their own large walk-in closet space. The bathroom upstairs features a jetted tub with a separate shower. The second floor also features two extra spaces perfect for a home office or a children's playroom. The 726 sqft guest home has 1 bed, 1 bath and has been newly renovated in 2021. The guest house offers a private entrance thru the attached 3-space carport, quaint kitchen space, and an attached garage with a workshop; the garage/workshop also features bay doors and an additional laundry room included. Great storage space - can even fit a boat! Property includes a 2-stall horse barn on slab with feed room, tack room and a small studio. The entire property is fenced with a cross fence, has two gated entrances and a wet weather Grotto. Located in acclaimed Dripping Springs ISD (DSHS, DSMS and Walnut Springs ES). Close access to Pedernales Park, local breweries and Austin city life.

Agent/Office Information

List Agent:	567369/Chris Watters	LA Phone:	(512) 646-0038	LA Fax:	(512) 277-5104
List Office:	5827/Watters International Realty	LO Phone:	(512) 646-0038	Sub Ag:	1.50% / Buy Ag: 2.00%
LA 2 Agt:	717470/Rance Vera	LA 2 Phone:	(512) 571-7531	LO Fax:	(512) 532-9473
DR Name:	Chris Watters	LO Phone:	(512) 646-0038		
LO Address:	8240 N Mopac Austin, Texas 78759	Bonus:		List Date:	06/16/2022
LA Email:	listings@watersinternational.com	Occupant:	Vacant	Exp Date:	10/11/2022
Own Name:	Ronald & Heather Mendez			OLP:	\$1,199,500
CDOM	0	ADOM:	0		
Intrmdry:	Yes	VarComm:	No		

List Det URL:
VT Branded: <https://www.tourfactory.com/2996611>
VT Unbranded: <https://www.tourfactory.com/idxr2996611>
Vid Branded: <https://www.zillow.com/view-3d-home/69e24d9b-19e3-48f7-8f00-bc7bb642debf?setAttribution=mls&wl=true>
Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub





