



[www.hillcountrycasitas.com](http://www.hillcountrycasitas.com)

*For Sale*

# HILL COUNTRY CASITAS

BY CAROLINE BRADFORD



CAROLINEBRADFORDREALESTATE@GMAIL.COM

→ 512.607.4177

*7400 McGregor Lane*  
**DRIPPING SPRINGS, TEXAS**

Luxurious, yet laid back, specialty lodging for couples, solo travelers, friends and families.

Corporate meetings, retreats and celebrations – get out and get away.

Family reunions, wedding groups, weekend celebrations – gather at The Casitas.

# *Introducing*

---

## HILL COUNTRY CASITAS

---

*Dripping Springs, Texas*

**Hill Country Casitas is the ideal location for your wedding, retreat or reunion guests to gather and enjoy the beauty of the Texas Hill Country. With 11 custom built homes, massive covered porches and 13 acres, friends and family can easily be together or find that necessary quiet time to recharge. Our quintessential hill country views will impress one and all, and our big king beds, designer baths and spacious Casitas will provide luxurious comfort! Amenities include a Swimming Pool + Hot Tub, Hiking Trails, Volleyball, a HUGE firepit and Pavilion.**



# "Studio" Casitas

## #2, #4, #5, #6

~ 400sf ~

**Cozy, yet spacious, Sleeps 2**

**King bed + kitchenette**

**Walk-in shower**

**Concrete floors, dining, lounge area**

**Vaulted ceilings**

**Covered front porch with rocking chairs**

**Gas grill**

**#2 – The Gina B., #4 – The Willie**

**#5 – The Townes, #6 – The Robert Earl**





# *1 Bedroom Casitas*

## **#1, #3, #7, #9**

**~ 600 sq ft ~**

**King bedroom + living/dining room, Sleeps 4**

**Walk-in shower, dual shower heads, double vanity**

**Concrete floors, dining, lounge area**

**Vaulted ceilings**

**Queen sleeper sofa**

**Covered front porch with fireplace**

**Rocking chairs + Dining area**

**Gas grill**

**#3 – The CeCe, #7 – The Polly Ann**

**#9 – La Benita (accessible)**





# 2 Bedroom Casitas

## #8, #10

~ 900 sq ft ~

**King bedroom + double guest bedroom**

**Sleeps 8**

**Two full bathrooms**

**Main bathroom – walk-in shower, dual shower heads, double vanity**

**Concrete floors, dining, lounge area**

**Vaulted ceilings**

**Queen sleeper sofa**

**Covered front porch with fireplace**

**Rocking chairs + Dining area**

**Gas grill**

**#8 – Los Amigos, #10 – The Roberto**





# *"The Retreat"*

## #11

~ 525 sq ft ~

**Flex space, often used for meetings**

**OR 2 Queen Beds, Sleeps 4**

**Walk-in shower**

**Break station/kitchenette**

**Concrete floors, dining, lounge area**

**Vaulted ceilings**

**SMART TV**

**Covered front porch with dining table**

**Gas grill**





# "The Pavilion"





# *The Amenities*

**Swimming Pool & Hot Tub – Volleyball – Hiking Trails – Playscape – VIEWS!**

**Fire Pit – Pavilion – Dog Friendly**

**KITCHENS: full-size fridge and freezer, two burner cook-top, microwave, coffeemaker, blender, toaster, cookware, flatware and dishes, paper towels, salt and pepper, gourmet ground coffee, local olive oil, sugar and creamers, dish soap.**

**BATHROOMS: Luxury body wash, shampoo, conditioner, hand soap and lotion by Gilchrist & Soames. Towels, toilet and facial tissue.**

**AND MORE: Bedside charging station, iron, ironing board, hairdryer, luggage rack and hangers. One rack of firewood, starters and lighter provided.**



# All the "Extras" ~





# Pricing INFORMATION I

---

## Whole Property 2022 - 2023 Rates

**11 Casitas, sleeps 44 (Includes The Retreat)**

**Add-on options available for up to 15 more**

**2-3 night minimum, additional discounts may be available for 3 or more  
nights! + 6% state tax.**

**Fri-sat  
& Holidays**

**Sun-Thurs**

**High Season - February to December**

**\$4300/night**

**\$3,530/night**

**Low Season - January**

**\$3,655/night**

**\$3,000/night**



# Pricing

# INFORMATION II

Group Room Block & Individual 2022-2023 Rates			
2 night minimum. 3 night minimum on holidays			
Casita Type	Max Occupancy	Weekend/Holiday Rate	Weekday Rate
Premium Studio Casita x 2 The Gina B., The Willie 1 King Bed	2	\$309	\$249
Studio Casitas x 2 The Townes, The Robert Earl 1 King Bed	2	\$289	\$229
The Retreat x 1 – 2 queen beds OR gathering space	4	\$300	\$300
Accessible One Bedroom Casita x 1 La Benita 1 King Bed   1 Queen Sleeper	4	\$399	\$319
Premium One Bedroom Casitas x2 The CeCe, The Polly Ann 1 King Bed   1 Queen Sleeper	4	\$429	\$339
Luxury One Bedroom Casita x 1 The Pauline 1 King Bed   1 Queen Sleeper	4	\$449	\$359
Two Bedroom/Two Bath Casitas x 2 Los Amigos, The Roberto 1 King Bed   2 Double Beds   1 Queen Sleeper	8	\$549	\$459



# *Even More Extras* **& NEW ADDITIONS...**

*Grotto overlooking a 3-tiered Waterfall*

*Oak Grove for Bird Lovers*

*Chapel*

[www.hillcountrycasitas.com](http://www.hillcountrycasitas.com)





---

# HILL COUNTRY CASITAS

---

*Dripping Springs, Texas*

---

*List Price*  
**\$5,975,000**



*Thank*  
**YOU**

---



512.607.4177

CAROLINEBRADFORDREALESTATE@GMAIL.COM

