

1178 Hidden Creek

DRIPPING SPRINGS, TX

Property Highlights

- Custom Design: Collaborated with Master Builder Mike Fritzler, renowned for his 45-year career crafting luxury homes in Lakeway.
- Breathtaking Views: Thoughtfully positioned to capture stunning hill country and sunset views from the home and pool, with the office and workshop conveniently located near the shop and garden.
- Mesquite Accents: Dining room features a mesquite floor, cut and milled in Hondo, TX, complemented by a fireplace mantle crafted from the same tree.
- Reliable Water Source: 800-foot well accessing the Glen Rose Aquifer.
- Well-Maintained Systems: AC units serviced annually for peak performance.
- STR Potential: Both home and main house are viable as short-term rentals (STR).

Workshop Features

- Ready for rainwater collection integration.
- Wired for 200VAC power.
- Includes a commercial exhaust fan for ventilation.
- 10" I-beam in roof trusses to accommodate an electric hoist.
- Two 10' commercial electric roll-up doors provide drive-through access to the garden and firewood storage.



Jenn
Salladay
BROKER ASSOCIATE

512.818.6146

Kuper | Sotheby's
INTERNATIONAL REALTY

1178 Hidden Creek

DRIPPING SPRINGS, TX

Hill Country Living

- Outdoor Lifestyle: Enjoy walking and biking trails, with junipers removed to enhance water retention for thriving oaks.
- Garden Oasis: Fully fenced 0.8-acre garden with an 8-foot steel wire fence and custom gates, ideal for large-scale food production.
- Canner's Pantry: Spacious pantry in the main home, perfect for canning 200-400 jars of garden produce annually.
- Historic Driveway: Driveway follows the 100+ year-old "line road," crafted from native stone for a touch of timeless charm.



Jenn
Salladay
BROKER ASSOCIATE

512.818.6146

 Kuper | Sotheby's
INTERNATIONAL REALTY