

# \$749,900 - 31887 Mirela Ann Lane, Dripping Springs

MLS® #3041314

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,319 sqft

Residential on 2.63 Acres

Werth, Dripping Springs, TX

Price Improvement

Texas Hill Country Charm with NO HOA!

This beautifully designed single-story home offers 2,319 sq. ft. of refined living space, including 4 bedrooms, 3 bathrooms, and a spacious 3-car garage with an impressive 945 sq. ft. bonus room above. The primary suite features a large walk-in closet, while the en-suite bathroom boasts dual vanities, a soaking tub, and a walk-in shower for a spa-like retreat.

Set on a sprawling 2.630 acres, the home exudes classic Hill Country charm with its limestone exterior, beam ceilings, and an abundance of windows that fill the space with natural light, offering scenic views of the surrounding wildlife, including deer.

The open floor plan creates a seamless flow between living areas, perfect for hosting family and friends. Step outside to the expansive covered porch, an ideal spot for relaxing or entertaining. The large lot offers ample opportunities for gardening, exploring small nature trails, and outdoor enjoyment, with plenty of room to add a pool.

Located in the highly sought-after Dripping Springs ISD, this property provides the peace and tranquility of rural living, while still being minutes from Bee Cave, Lake Travis, and the Hill Country Galleria. With only 23 miles to



downtown Austin and 28 miles to Austin-Bergstrom International Airport, you'll have easy access to top-notch amenities. This home perfectly blends elegance, convenience, and the breathtaking natural beauty of Texas Hill Country.

Built in 2005

**Essential Information**

MLS® #	3041314
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,319
Acres	2.63
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	31887 Mirela Ann Lane
Area	HD
Subdivision	Werth
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

**Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Community Mailbox
Parking	Detached, Garage, Garage Door Opener, Garage Faces Front, Gated, Oversized
Garage Spaces	3
Garages	Garage Door Opener
View	Trees/Woods

Waterfront	None
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### Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Disposal, Free-Standing Electric Range, Microwave, Range Hood
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Cleared, Level, Trees Small Size
Roof	Composition
Construction	Masonry
Foundation	Slab

### School Information

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

### Additional Information

Date Listed	October 4th, 2024
Days on Market	375

### Listing Details

Listing Office	Coldwell Banker Realty
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