

# \$1,499,000 - 12310 Triple Creek Drive, Dripping Springs

MLS® #3634630

**\$1,499,000**

4 Bedroom, 4.00 Bathroom, 3,406 sqft

Residential on 1.76 Acres

Triple Creek Ranch Sec 1, Dripping Springs, TX

Welcome to your Hill Country retreat in the coveted gated community on Triple Creek Drive. This serene 1.7-acre estate pairs timeless natural beauty with modern comfort. The nearly 3,000 sq ft single-story main home features 4 spacious bedrooms, 3 luxurious baths, and an open-concept layout flooded with natural light and peaceful oak-draped views.

Meticulously maintained, the home boasts thoughtful upgrades including a new roof (2016), whole-house reverse osmosis and UV water filtration systems, new main HVAC (2017), updated sprinkler system with RPZ valve, and polyaspartic-coated garage floors. Smart features like a new sprinkler controller, workshop with HVAC, and a rebuilt septic blower (2024) add year-round efficiency.

Step outside to a private paradise: a sparkling heated pool and spa (2021), grill station, custom playground, flourishing garden with powered shed, and a scenic trail to a seasonal creek. A charming 438 sq ft casita offers flexible living with its own full bath, wet bar, and covered deck—ideal for guests or a creative studio.



Additional highlights include dual HVAC-equipped garages (2-car + 1-car with workshop), acacia ceilings, new Hunter Douglas window treatments, and fresh pool upgrades including a new booster pump and waterfall pump (2024). All set beneath a canopy of 100+ majestic oak trees, just minutes from the heart of Dripping Springs.

This property blends luxury, privacy, and practicality—an extraordinary opportunity in one of Hill Country’s most desirable locales.

Built in 1999

Essential Information

MLS® #	3634630
Price	\$1,499,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,406
Acres	1.76
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	12310 Triple Creek Drive
Area	HD
Subdivision	Triple Creek Ranch Sec 1
City	Dripping Springs
County	Hays
State	TX

Zip Code 78620

### **Amenities**

Utilities Electricity Available, Propane, Phone Available, Underground Utilities  
Features Common Grounds/Area, Community Mailbox, Gated, Sidewalks, Trails/Paths  
Parking Attached, Door-Single, Garage, Golf Cart Garage, Garage Faces Side  
Garage Spaces 4  
View Hills, Creek/Stream  
Waterfront Creek, Stream  
Has Pool Yes

### **Interior**

Interior Carpet Free, Tile, Wood, Stone  
Appliances Built-In Oven, Convection Oven, Dishwasher, Exhaust Fan, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Refrigerator, Water Softener Owned, Self Cleaning Oven, See Remarks  
Heating Central, Electric  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Living Room, Wood Burning  
# of Stories 1  
Stories One

### **Exterior**

Exterior Features Barbecue, Garden, Lighting, Playground, Private Yard, Rain Gutters, See Remarks, Dog Run  
Lot Description Level, Sprinkler - Rain Sensor, Many Trees, Sprinklers Automatic, Trees Medium Size  
Roof Composition  
Construction Frame, Masonry, Stone  
Foundation Slab

### **School Information**

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

### **Additional Information**

Date Listed May 15th, 2025

Days on Market 152

## Listing Details

Listing Office DEN Property Group

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