# \$949,000 - 1398 Myers Creek Road, Dripping Springs

MLS® #4548892

# \$949,000

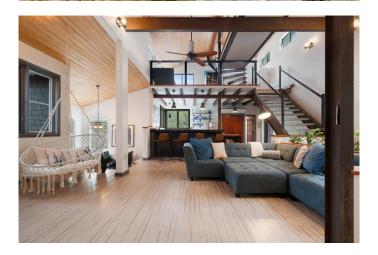
3 Bedroom, 3.00 Bathroom, 2,290 sqft Residential on 5.70 Acres

Bell Spgs Ranches, Dripping Springs, TX

A unique Frank Lloyd Wright-inspired Hill Country home, this property is a masterpiece of organic architecture, sustainable living and artistic inspiration. Includes a main home with additional guest casita, on 5.7 acres of lush surroundings. This property is an active income-producing AirBnb that sleeps up to 12 guests; ideal for short-term rentals, wellness retreats, or a family getaway. Furnished options are negotiable to convey. Nestled away in the rolling hills of Dripping Springs, the residence seamlessly integrates with nature, offering a lifestyle of tranquility, creativity, and eco-conscious living. Designed for longevity and sustainability, it was built using non-toxic, high-quality materials from Green Building Supply. Included in its many unique features: A rainwater collection system featuring two 5,000-gallon storage tanks plus an additional 2,000-gallon collection tank, ensuring a self-sustaining, pristine water supply, cork flooring on the main level (waterproof and antimicrobial) and Arkansas Pine wood flooring on the upper level. Vaulted natural wood ceilings and expansive windows bathe the interiors in natural light. Passive solar design elements maximize energy efficiency while maintaining comfort. This property is a Smart and Wellness-focused living design, offering an optional EMF-free environment, allowing for a pure, restorative retreat space. Next to the main house sits the full studio casita for guests to stay or STR. Three additional out-buildings with a large deck







overlooking the rolling hills, makes a wonderful space for a yoga studio, woodshop work area and extra recreational or storage space. An outdoor wood-burning sauna and cold-plunge creek tub (during rainy seasons) sits behind the main house and casita. High-speed Nextlink internet ensures seamless remote workspace. Come and tour this enchanting home and acreage located near Texas State Parks, breweries, wineries and all that the beautiful Hill Country lifestyle has to offer.

Built in 1999

#### **Essential Information**

MLS® # 4548892 Price \$949,000

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 2,290
Acres 5.70
Year Built 1999

Type Residential

Sub-Type Single Family Residence

Status Active

# **Community Information**

Address 1398 Myers Creek Road

Area HD

Subdivision Bell Spgs Ranches
City Dripping Springs

County Hays
State TX
Zip Code 78620

## **Amenities**

Utilities Electricity Connected, Water Connected, Other, Phone Available

Features None

Parking Open, Gravel

View Canyon, Creek/Stream, Hills, Panoramic

Waterfront Creek, Seasonal

#### Interior

Interior Cork, Wood

Appliances Dishwasher, Built-In Electric Oven, Cooktop, Disposal, Stainless Steel

Appliance(s)

Heating Central

# of Stories 2
Stories Two

## **Exterior**

Exterior Features Private Yard, Balcony

Lot Description Cul-De-Sac, Many Trees, Native Plants, Private, Rock Outcropping,

Rolling Slope, Views, Waterfall, Xeriscape

Roof Metal

Construction HardiPlank Type Foundation Pillar/Post/Pier

## **School Information**

District Dripping Springs ISD

Elementary Walnut Springs

Middle Dripping Springs Middle

High Dripping Springs

#### Additional Information

Date Listed March 6th, 2025

Days on Market 222

# **Listing Details**

Listing Office eXp Realty, LLC

Property Listed by: eXp Realty, LLCListings courtesy of Unlock MLS as distributed by MLS GRIDBased on information submitted to the MLS GRID as of October 14th, 2025 at 5:00am. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. § 512 (the "DMCA―) provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: Kuper Sotheby's International RealtyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective

properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 14th, 2025 at 5:00am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.

Listing information last updated on October 14th, 2025 at 5:00am CDT