

# \$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
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