

# \$725,000 - 12304 Triple Creek Circle, Dripping Springs

MLS® #7027036

**\$725,000**

4 Bedroom, 4.00 Bathroom, 3,246 sqft

Residential on 1.67 Acres

Triple Creek Ranch Sec 1, Dripping Springs, TX

Tucked away in the serene, gated community of Triple Creek Ranch, 12304 Triple Creek Circle offers the perfect blend of privacy, space, and potential as well as private access to a homeowners park on a section of Barton Creek shared only with a nature preserve on the other side. Set on a heavily treed 1.67-acre lot, this home provides a peaceful retreat just minutes from the heart of Dripping Springs. Inside, the spacious floor plan features soaring cathedral ceilings, natural light from skylights, and a warm, open-concept layout ideal for both everyday living and entertaining. The primary suite is located on the main level and includes dual walk-in closets and a generously sized bathroom, while upstairs you'll find three additional bedrooms and bathrooms—perfect for guests, family, or flexible home office needs.

The fully fenced and gated pool is safe and ready for summer relaxation, surrounded by mature trees that create a true sense of seclusion. The home is ready for a cosmetic refresh and your personal design touches to really make it shine. The bones are there; it's just waiting for the next owner to make it their own.

Conveniently located just 6 minutes from downtown Dripping Springs, 15 minutes to Bee Cave and the Hill Country Galleria, 25 minutes to downtown Austin, and under 30 minutes to



Austin-Bergstrom International Airport, this property offers the perfect balance of country living and city access. Whether you're looking for a forever home or a weekend escape, this one checks all the boxes—location, privacy, and opportunity

Built in 1998

### Essential Information

MLS® #	7027036
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,246
Acres	1.67
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

### Community Information

Address	12304 Triple Creek Circle
Area	HD
Subdivision	Triple Creek Ranch Sec 1
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

### Amenities

Utilities	Electricity Available, Underground Utilities, Phone Connected
Features	Common Grounds/Area, Community Mailbox, Park, Trails/Paths, Gated
Parking	Garage, Garage Door Opener, Garage Faces Side
Garage Spaces	2
Garages	Garage Door Opener
View	Hills, Trees/Woods, Park/Greenbelt
Waterfront	None

Has Pool	Yes
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## Interior

Interior	Carpet, Tile
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Appliances	Built-In Oven, Double Oven, Dishwasher, Exhaust Fan, Electric Water Heater, Disposal, Microwave, Refrigerator, Electric Cooktop, Water Purifier Owned
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Heating	Central, Electric
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Family Room, Wood Burning
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# of Stories	2
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Stories	Two
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## Exterior

Exterior Features	Dog Run, Private Yard, See Remarks
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Lot Description	Level, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Backs to Greenbelt/Park
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Roof	Composition
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Construction	Masonry
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Foundation	Slab
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## School Information

District	Dripping Springs ISD
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Elementary	Dripping Springs
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Middle	Dripping Springs Middle
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High	Dripping Springs
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## Additional Information

Date Listed	June 11th, 2025
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Days on Market	125
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## Listing Details

Listing Office	Pesek Property, LLC
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