

DRIPPING SPRINGS REALTY



#1 in Country Homes
and Land

78620

Outstanding Location

- 9 Minutes to Circle C Golf
- 7 Min. to Seton Hospital
- 6 Min. to Private School
- 12 Min. to D.S. Schools
- 8 Min. to Oak Hill
- 22 Min. to Downtown Austin

Professionally Marketed By
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Specializing in Unique
Southwest Area
Hill Country Property

MLS# 9079729

Home of Light on 5+ Ac.

118 Rachels Canyon Drive, D.S., TX 78620

Open to let nature in or look to far vistas...



Am I Living in Nature?

This joyful home of light brings nature into your entire living space. Whether you are letting nature in or looking out, walls of clad real wood windows custom fitted with high-end Hunter Douglas blinds open this home to truly grand panoramic views. With the soaring walls and travertine marble floors, it's also the perfect home to showcase fine art, oriental carpets, and distinctive furniture.

And you have a real library, with marble floors, a fireplace, and an authentic brass rail and hardwood ladder system where you can scramble up walls of custom book shelves nearly 15' high. After finding that special book, scrunch in your favorite chair, toss a log on the fire, and you are going to look just SO intelligent.

The stunning master bedroom is downstairs, with all other bedrooms upstairs in a separate wing. That spells P-R-I-V-A-C-Y. The upstairs wing has its own separate screened porch and sitting room.

The large country custom kitchen offers extensive and unique cabinetry, granite counter tops, and a huge pantry (its own room, actually). This all conveniently connects to the laundry room and 3 car garage. And for the boys, there is additional shop space beyond the 3 cars.

Friendly Gated Community

The west side of the home is protected by a deep, huge, full-length porch so you can enjoy the glorious hill country sunsets without the heat. The porch is so big you could live out there.

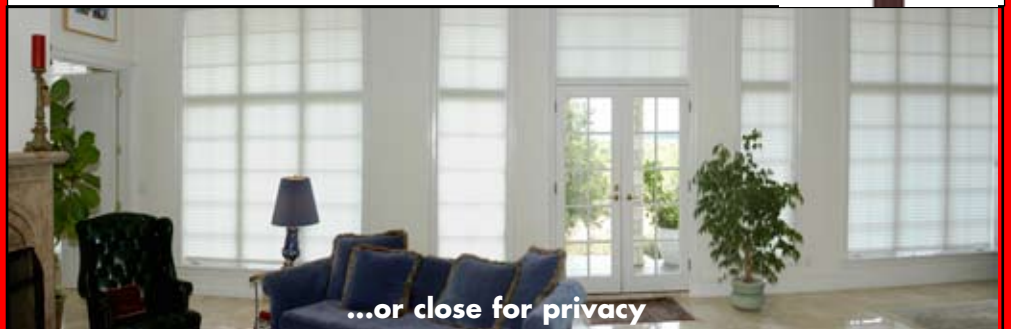
The setting high on a hill provides soothing nightly breezes, while an intelligent green design keeps this special home cool and comfortable with outstanding energy efficiency.

Native landscaping enhances the feel of living in nature through the walls of windows. A well with an additional 1000 gallon storage tank and supplemental rainwater system is a big plus in Texas. Oh yes...and the home is immaculate, of course, with over \$30,000 in custom blinds for those fabulous windows.

P.S.

It's 3800 sq. ft. with 4 bedrooms, 3 full baths, 2 half baths (1 outside), and a 3 car garage and work shop, and nearly 80' of 10' high spectacular wood windows downstairs alone.

\$599,000



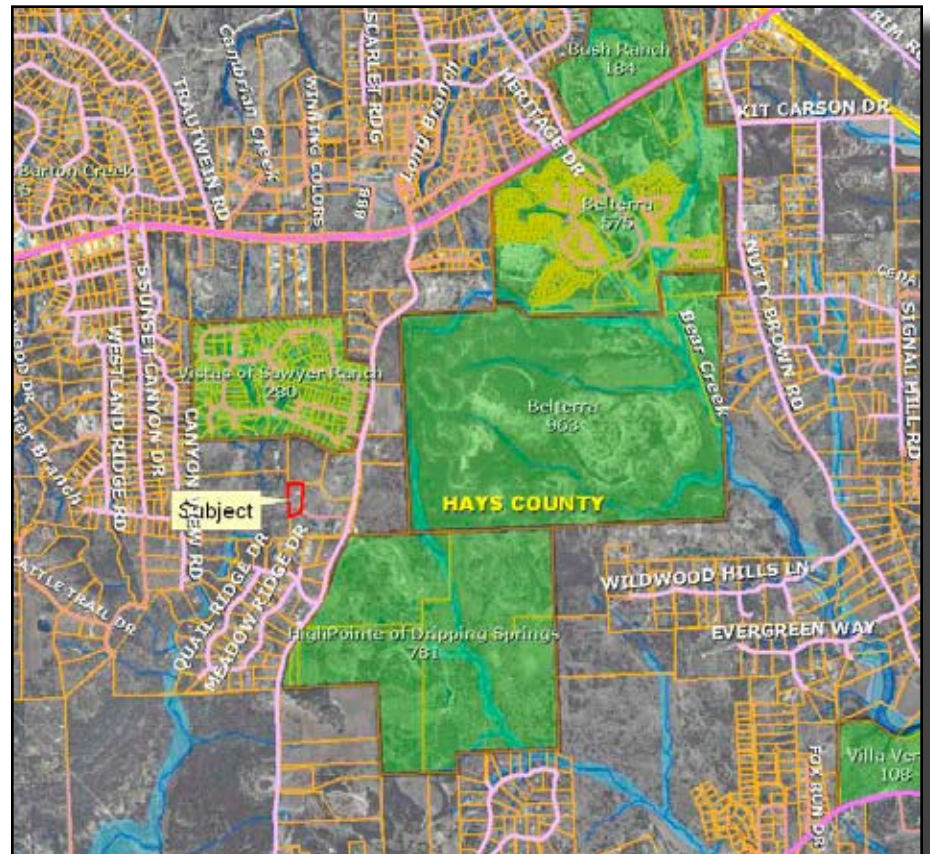
...or close for privacy

www.drippingspringsrealty.com

At the Town Clock • 290 & RR 12



North/South orientation provides the conditions for our dependable and cool nightly breezes. The huge southside porch shelters and cools the home while allowing for distant views and gorgeous sunsets.



Outstanding close-in location just South of the Polo Club off 290, and just West of Highpointe and Belterra. Minutes from everything, and Dripping Springs Exemplary Schools to boot.