

\$1,365,000 - 32164 Mirela Anne Road, Dripping Springs

MLS® #2338716

\$1,365,000

4 Bedroom, 4.00 Bathroom, 2,902 sqft

Residential on 0.81 Acres

Juana Rodriguez Surv A-380, Dripping Springs, TX

32164 Mirela Anne Rd. is situated on close to an acre and is a recently constructed Modern Eco-Farmhouse consisting of 4 bedrooms, 3.5 baths and a separate professional grade recording studio. Perfectly located in between downtown Dripping Springs and Bee Cave and with no adjoining neighbors and no HOA, this home offers ultimate privacy while still being accessible and connected. The main home lives like a single-level floor plan accented with a lofted yoga and workout space is just up the steps with a gorgeous, connected full bathroom. The primary suite is complete with dual closets, a double vanity, and a soaking tub and rainwater shower. The outside flows effortlessly into the interior, and polished concrete floors complemented by massive windows and sliders lead you to hundreds of feet of thoughtfully landscaped outdoor lounging and entertaining spaces. Just a few steps outside of the main home, you will find the recording studio, fully finished out by the sellers to the highest standards (and not counted in square footage), even being utilized by esteemed local acts for recording their projects. This could easily remain as-is, or with an added bathroom be a spacious guest house. The home runs entirely on rainwater collection and is optimized throughout to be extremely energy efficient and eco-friendly, with all electric throughout, including an induction range, installed solar panels, EV charging, multi-zone optimized HVAC, and more. A very short drive from the Hill Country



Galleria and all of the incredible new restaurants and entertainment including Fitzhugh Rd. breweries, distilleries & wineries, this home is for the most discerning buyers that are looking for their own special part of the hill country landscape.

Built in 2017

Essential Information

MLS® #	2338716
Price	\$1,365,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,902
Acres	0.81
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	32164 Mirela Anne Road
Subdivision	Juana Rodriguez Surv A-380
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Water Available
Features	See Remarks
Parking	Driveway, Gravel, Private, Off Street, Open
View	Trees/Woods
Waterfront	None

Interior

Interior	Concrete, Tile
Appliances	Built-In Electric Oven, Built-In Electric Range, Built-In Oven, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Electric Water Heater, Disposal, Microwave, Range Hood, See Remarks, Stainless Steel Appliance(s), Convection Oven, Electric Cooktop, Induction Cooktop, Water Purifier Owned
Heating	Central, Heat Pump
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Level, Trees Large Size, Trees Medium Size, Cul-De-Sac, Native Plants
Roof	Metal
Construction	HardiPlank Type, Masonry
Foundation	Slab

School Information

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

Property Listed by: Douglas Elliman The 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 September 10th, 2021 at 6:02pm 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.