

\$950,000 - 1030 Canyon Bend Drive, Dripping Springs

MLS® #5317926

\$950,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.24 Acres

Sunset Canyon Sec li-C, Dripping Springs, TX

Amazing opportunity to own a 3-bedroom, 2 bath home w/additional office space & a 30'x40' garage/warehouse. This property is zoned to both Residential & Commercial. If you own a small business & are tired of commuting to an office, then this is the property for you! Or if you are just looking for new office space you can easily convert the home to have separate offices, conference rooms, etc. When you step through the front door you'll notice a large flex space to your left. Through the French doors you are greeted w/beautiful hardwood flooring, large windows, & recessed lighting. This room could be used as an office, formal dining room, formal living room, playroom – you name it! The den is spacious w/high, vaulted ceiling, recessed lighting, & ceiling fan. This is a great space to relax at the end of a long day, or, if you're thinking about making this your office space, it would be a great reception area. The galley-style kitchen boasts sleek granite countertops & stainless-steel appliances including a gas range/stove. The primary bedroom is large enough for a King size bed. The large windows allow the natural light to flow in without compromising wall space for other furniture. The primary bathroom is luxurious w/a walk-in shower w/white subway tile surround & single vanity w/granite countertop & vessel sink. There are two more bedrooms both w/hardwood flooring & ceiling fans. You will find additional office space between the mudroom &



garage/warehouse w/carpet, recessed lighting & crown molding. The 30'x40' garage/warehouse can fit several cars & offers shelving for storage to be conveyed w/the home. The garage has spray foam insulation making it a better-conditioned space. Additional parking in front of the garage. Entertain friends or clients on the massive, covered deck in the backyard complete w/shades to block the sun on hot summer days. There is a lovely garden & greenhouse for those w/a green thumb! Large trees out back provide plenty of shade.

Built in 1994

Essential Information

MLS® #	5317926
Price	\$950,000
Bathrooms	0.00
Acres	1.24
Year Built	1994
Type	Commercial
Sub-Type	Other
Status	Active Under Contract

Community Information

Address	1030 Canyon Bend Drive
Subdivision	Sunset Canyon Sec li-C
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Cable Available, High Speed Internet Available, Electricity Available, Natural Gas Available, Phone Available, Propane, Sewer Available, Water Available
Parking	Garage Faces Front, Garage, Attached, Driveway, Oversized, Tandem
View	Hills

Interior

Interior Wood, Carpet, Tile

Heating Central, Natural Gas, Exhaust Fan, Heat Pump, Propane

Exterior

Construction Wood Siding, Brick, Metal Siding

Foundation Slab

Additional Information

Zoning Commercial

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