

\$1,375,000 - 172 Bluff, Dripping Springs

MLS® #1882591

\$1,375,000

3 Bedroom, 2.00 Bathroom, 1,885 sqft
Residential on 1.15 Acres

Pedernales Place, Dripping Springs, TX

Charming Riverfront Retreat. Discover your own slice of paradise on the picturesque Pedernales River, just 30 mi West of Austin. This comfortable, contemporary home offers a perfect blend of modern living and natural beauty, making it an ideal oasis for nature lovers and those seeking tranquility. As you step into this inviting residence, you will be greeted by an open and airy layout that seamlessly connects indoor and outdoor spaces. The contemporary design features large windows that illuminate the interior; allowing you to soak in the stunning views or the lush surroundings. The property features a delightful multilevel geography adorned with massive rock formations and hidden caves, creating a striking contrast against the natural landscape. These caves add an adventurous touch to the property, inviting exploration and imagination. Thoughtfully designed stairs lead gracefully down to the river, where you will be enveloped by beautiful, aged cypress trees that provide both shade and a breathtaking backdrop, creating an enchanting atmosphere perfect for relaxation and recreation. Outdoors, immerse yourself in the vibrant ecosystem teeming with life. Enjoy the sight and sounds of abundant bird species, including colorful hummingbirds, charming painted buntings and graceful cardinals, amidst the beautiful landscape. Whether you are sipping coffee on the patio or enjoying an evening fire by the river, you will feel surrounded by the serene beauty of nature. This property is not just a



home; it is a retreat that invites relaxation and inspiration. Whether you are kayaking on the river, hiking the nearby trails, or simply taking in the sunset, this is a place where memories are made. Do not miss that opportunity to make this contemporary riverside escape your own. Schedule a showing today and experience the tranquility and beauty that await you!

Built in 2018

Essential Information

MLS® #	1882591
Price	\$1,375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,885
Acres	1.15
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	Contemporary
Status	Active

Community Information

Address	172 Bluff
Area	3100
Subdivision	Pedernales Place
City	Dripping Springs
County	Blanco
State	TX
Zip Code	78620

Amenities

Amenities	Park/Playground
Parking	Two Car Garage
View	Pedernales River

Pool	Hot Tub
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Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Utility Room Inside, Laundry Main Level, Laundry Room
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Microwave Oven, Gas Cooking, Refrigerator, Dishwasher, Water Softener (owned), Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Propane Water Heater
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding, Rock/Stone Veneer
Exterior Features	Covered Patio, Gas Grill, Double Pane Windows, Storage Building/Shed, Mature Trees, Outdoor Kitchen, Water Front Unimproved
Lot Description	Bluff View, 1 - 2 Acres, Wooded, Mature Trees (ext feat), Secluded, Unimproved Water Front, Pedernales River, Riverfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Johnson City
Elementary	Johnson City
Middle	Johnson City
High	Johnson City

Additional Information

Date Listed	July 1st, 2025
Days on Market	122
HOA Fees	0.00

Listing Details

Listing Agent	Randy Hutto
Listing Office	Randy Hutto, Realtors

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