

1101 Windy Hills Road | Dripping Springs, Texas

Property Highlights & Features

Property Highlights

- 11.75 Unrestricted Acres
- Wildlife Exemption (Songbird) - providing reduced property taxes
- Custom home built in 2015
- 3 Bedrooms | 2.5 Bathrooms
- Approximately 3,050 SF Residence
- Approximately 2,200 SF Workshop
- 20-mile northern views reaching Shovel Mountain
- Wet-weather creek featuring a natural grotto after rainfall
- No HOA • No Restrictions

The Residence

- Dramatic 23-foot ceilings
- Spacious open-concept living area
- Wood-burning fireplace/stove
- Large gourmet kitchen with propane cooktop and Quartz counters
- Expansive primary suite with dual marble vanities, walk-in shower, and large walk-in closets
- Covered 10' x 20' screened porch
- Expansive 10-foot wraparound porch

Entertainment Space

- Dedicated recreation/game room
- Room for a pool table and shuffleboard table
- Covered regulation washer pitching pits
- Outdoor shower area

Workshop

- 40' x 50' insulated workshop
- Two finished 10' x 10' offices with central air
- 20' x 20' tool room / AC
- Additional 10' x 20' flex/storage room with AC
- Wired for sound

Outdoor Living

- Patio is 500sqft with in-set fire ring
- Beautiful garden
- Micro-irrigation system for garden beds
- Irrigation throughout portions of the property
- Mature native trees

Water & Utility Features

- Rainwater collection with four 5,000-gallon tanks (20,000 gallons total)
- Underground electrical service
- RV electrical hookup
- Whole-home generator

- Aerobic septic with maintenance agreement

Recent Improvements

- New roof (2025)
- New water heater (May 2026)
- New disposal (March 2026)
- Home backup generator

Nature & Scenic Beauty

- Exceptional birdwatching & wildlife
- Seasonal creek
- Natural 5-6' deep grotto after rainfall
- 20-mile panoramic views toward Shovel Mountain
- Panoramic storm views with distant thunderheads, approaching rain you can see and smell, and breathtaking lightning displays across the valley.
- Watch the fog rise of the Pedernales River.
- Identify the Milky Way and numerous constellations.