

1101 Roy Creek Trl, Dripping Springs, Texas 78620

Listing ID: 4888028 **LP:** \$1,100,000

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NEW



Address: [1101 Roy Creek Trl](#) **Std Status:** A/RESI
City: Dripping Springs, Texas 78620 **List Price:** \$1,100,000
County: Hays **MLS Area:** HD
PID: [1192590000011004](#) **Tax Lot:** 11
Subdivision: Vista Ridge Estate **Tax Blk:**
Legal Desc: VISTA RIDGE EST, LOT 11, ACRES 6.65
Type: Single Family Resi/Fee-Simple
ISD: [Dripping Springs ISD](#) **Elem:** [Walnut Springs](#)
Mid or JS: [Dripping Springs Middle](#) **High:** [Dripping Springs](#)
Primary Bed on Main: Yes # **Living:** 2 **# Dining:** 1
Beds: Total: 6 (Main: 2 Other: 4) **Baths:** Total: 5 (F: 4/H: 1)
Living SqFt: 4,100/Owner **\$/SqFt:** \$268.29
Yr Blt: 2017/Public Records/Resale
Acres: 6.650 **Levels:** 2
Lot Sz Dim: **Lnd SqFt:** 289,674
Pool Priv: No/None

General Information

Garage: 3 / Tot Prk: 10 / Door-Single, RV Access/Parking, RV Garage, Workshop in Garage, See Remarks
Roof: Metal **Dir Faces:** South-West
Construction: Concrete, Insulation-Spray Foam, Siding-Metal **ETJ:** No
WaterFront: No/Dry/Seasonal **Water Body:**
Access Feat: None
Horses: Yes/See Remarks
Foundation: Slab
Restrictions: See Remarks
Security Feat: Smoke Detector(s)
Property Cond: Resale **Bldr Nm:**

Interior Information

Laundry Loc: Laundry Room, Main Level, Multiple Locations, Upper Level
Fireplaces: 0
Appliances: Built-In Electric Oven, Dishwasher, Electric Cooktop, Microwave, Stainless Steel Appliance(s), Water Heater-Electric
Interior Feat: Ceiling Fan(s), Ceiling(s)-High, Ceiling(s)-Vaulted, Counter-Granite, Double Vanity, Interior Steps, Multiple Living Areas, Open Floorplan, Primary Bedroom on Main, Storage, Two Primary Closets, Walk-In Closet(s), See Remarks
Flooring: Carpet, Concrete
Window Feat: Blinds, Dual Pane Windows

Rooms Information

Room	Level	Features
Kitchen	Main	Counter-Granite, Open to Family Room, Pantry, Recessed Lighting
Primary Bedroom	Main	Ceiling Fan(s)
Primary Bathroom	Main	Counter-Granite, Dual Vanity, Garden Tub, Separate Shower, Two Primary Closets

Exterior Information

View: Hill Country, Panoramic, Trees/Woods **Fencing:** Cross Fenced, Fenced, Gate, Livestock, Partial, Wire, See Remarks
Exterior Feat: Balcony, Gutters-Full, RV Hookup
Patio/Prch Feat: Covered, Deck, Front Porch, Side Porch, Wrap Around
Community Feat: None
Lot Feat: Level, Native Plants, Public Maintained Road, Trees-Many, Trees-Medium (20 Ft - 40 Ft), Views
Other Structure: Poultry Coop, Shed, See Remarks

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
Spl List Cond: None
Disclosures: Seller Disclosure
Docs Avail: Survey
FEMA Flood: No

Utility Information

Heating: Central, Electric, Zoned **Sewer:** Septic Tank **GCD:**
Cooling: Ceiling Fan(s), Central Air, Electric **Water Src:** Well
Utilities: Above Ground, Electricity Connected
Green Energy Efficient: None
Green Sustainability: None

Financial Information

HOA YN: No
Estimated Tax: \$9,900 **Tax Annl Amt:** **Tax Year:** 2021
Tax Exempt: Homestead **Tax Assess Val:** \$547,778 **Tax Rate:** 1.8073
Special Assess: **Possession:** Close Of Escrow, Funding
Buyer Incentive: None
Accept Finance: Cash, Conventional, FHA, VA Loan
Prefr'd Title Co. 1845 Title

Showing Information

Occupant Type: Owner
Showing Reqs: Call Owner, Lockbox, See Showing Instructions, Sign on Property
Showing Instr: Call or text Mark with 1 hour notice: 817-688-5838***IMPORTANT..See uploaded docs for information on exiting the property***
Lockbox Loc: On front gate
Lockbox SN#: 33963070
Contact Name: Mark Wylie
Contact Type: Owner
Directions: Please use GOOGLE MAPS for correct directions. APPLE MAPS IS INCORRECT. From Dripping Springs, head west on 290, turn right on McGregor Ln, right at Fitzhugh, then immediate left to stay on McGregor. Stay right at Raeford Xing (where all the street signs are posted). Raeford becomes Hillview Trail. Stay on Hillview past Norwood Rd & Norwood Loop, veering right and Hillview becomes Roy Creek. 1101 Roy Creek is about a mile up on the left. Blue gate and sign at gate.

Owner Name: Mark Wylie
Lockbox Type: SUPRA
Access Code:
Contact Phone: 817-688-5838
Show Service Ph:

Remarks

Private Remarks: Buyer Agent Bonus (SIC) see attached. Offers received after 5pm on Friday will be presented the following business day. For questions after 5pm please text/call LA #2 (Bryce Metzger 512-296-9469) for fastest response.***PREFERRED TITLE 1845 Title - 512-402-3300**

Public Remarks: Sitting on 6.65 acres of beautiful Hill Country this 6600 SF barndominium with 4100 SF of finished living spaces plus another 2500 SF of indoor shop/storage space with rollup door for interior parking. Six bedrooms, 4 1/2 baths, 2 living areas, plus two bonus/flex rooms that offer ample space for an office, work-out room or media room. Approximately 2.5 acres is fully fenced. The property also includes a 2500 gallon storage tank, RV hookups, storage shed and an existing unused 100 amp electrical service for future expansion. Enjoy amazing hill country sunsets from your gorgeous wrap around porch and enjoy endless starry nights. Approximately 20 minutes from downtown Dripping Springs with very few restrictions, no HOA and a low tax rate.

Agent/Office Information

List Agent: [567369/Chris Watters](https://www.tourfactory.com/3027753)
List Office: [5827/Watters International Realty](https://www.tourfactory.com/idxr3027753)
LA 2 Agt: [542232/Bryce Metzger](https://www.tourfactory.com/idxr3027753)
DR Name: Chris Watters
LO Address: 8240 N Mopac Austin, Texas 78759
LA Email: listings@wattersinternational.com
Own Name: Mark Wylie
CDOM: 104
Intrmdry: Yes

ADOM: 0
VarComm: No

LA Phone: (512) 646-0038
LO Phone: (512) 646-0038
LA 2 Phone: (512) 296-9469
LO Phone: (512) 646-0038

Bonus:
Occupant: Owner

LA Fax: (512) 277-5104
Sub Ag: 3.00% / **Buy Ag:** 3.00%
LO Fax: (512) 532-9473

List Date: 09/19/2022
Exp Date: 03/31/2023
OLP: \$1,100,000

TCD:
Int List Display: Yes

List Det URL:
VT Branded: <https://www.tourfactory.com/3027753>
VT Unbranded: <https://www.tourfactory.com/idxr3027753>
Vid Branded: https://www.zillow.com/view-3d-home/6074772f-bf28-4fba-9444-a27293b4530c?setAttribution=mls&wl=true&utm_source=listing
Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com