

FEATURES & UPGRADES

1220 Bearkat Canyon
Dripping Springs, Texas

INTERIOR

- Hardwood flooring throughout
- Oversized laundry room with custom wood shelf
- Dedicated office with French doors
- Samsung washer and dryer
- Fresh interior paint
- Stainless steel KitchenAid refrigerator
- Chef's kitchen with 6-burner gas stove and double oven
- Gas fireplace
- Additional kitchen storage with upper cabinets
- 3-car garage with epoxy flooring
- Bonus living room with built-in HiFi Sonos speakers
- Plantation shutters & ample natural light



COOPER KOPPY TEAM

512.658.3355 • BROOKE@STANBERRY.COM
WWW.COOPERKOPPYTEAM.COM



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EXTERIOR

- Expansive 0.99 acre lot
- Heated pool and hot tub
- Remote control for pool heater, lights, and pump
- Beatbot cordless pool sweep
- Covered patio with gas stub-out and built-in HiFi Sonos speakers
- Extensive landscaping and xeriscaping
- Over-sized storage shed with workbench
- Turf play area and multiple seating areas

MISC

- Solar panels
- Tesla Powerwall 2 battery
- EV charger
- Low tax rate of 1.86%
- Phillips Hue Bridge Smart Home for garage door and lights
- Video doorbell
- John Deere tractor for easy mowing
- Both HWHs replaced in 2024



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