

# THE GROTTO

QUAIL FARM DRIVE  
DRIPPING SPRINGS, TEXAS  
78620

## Modern Farmhouse Townhomes in the Heart of Dripping Springs



### THE GROTTO

Ruben Contreras, together with Hidden Oaks at Dripping, LLC, has a vision for Dripping Springs that includes a neighborhood of beautiful, affordable farmhouse style townhomes perfect for our quickly growing community. He knew the moment he scouted the land at The Grotto that this was going to be a special place to call home. His group is developing the gorgeous piece of land, close-in to all the excellent Dripping Springs amenities and award winning DSISD schools at an excellent price point and exceptional attention to detail.

Starting in the mid \$400s, each 2-story unit has 1,500 SQ FT, 2 bedrooms + loft, 2.5 baths, and will feature beautiful finishes inside and out to suit modern tastes. High ceilings with functional and inviting open kitchen and dining-living spaces, a laundry area upstairs nearer the bedrooms, as well as a private yard and multiple balconies, the homeowner will live comfortably with views of the gorgeous hill country right from their own private space. Floorplan options are available at the build phase so contact Stanberry REALTORS® for more details on this incredible opportunity.

### THE LOCATION



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## 2 Story Elevations & Plans



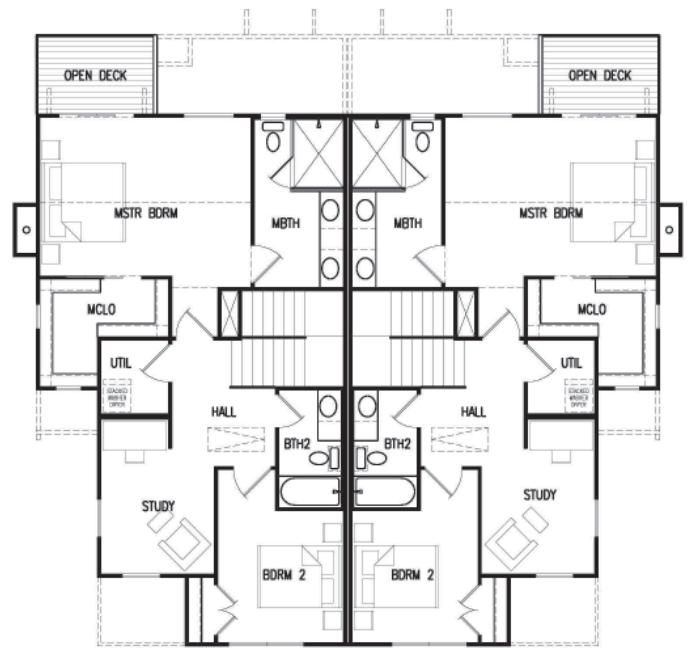
2 STORY FRONT ELEVATION



2 STORY REAR ELEVATION



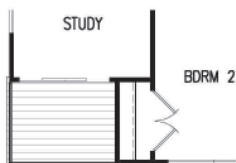
2 STORY FIRST FLOOR PLAN



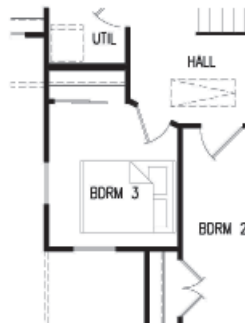
2 STORY SECOND FLOOR PLAN

### OPTIONAL

Convert the upstairs study area into a private bedroom and add a second story balcony.



2 STORY SECOND FLOOR PLAN  
STUDY OR BDRM 3 DECK OPTION



2 STORY SECOND FLOOR PLAN  
BEDROOM 3 OPTION



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