

Modern Farm Style Homes in the Heart of Dripping Springs



Welcome to The Grotto, your portal to a sustainable and contemporary lifestyle. Explore our walkable neighborhood for improved well-being, social interaction, and quality of life. Discover our new Modern Farm style homes in the beautiful Dripping Springs area, offering spacious 1,500 sq ft residences with 2 bedrooms, a loft, 2.5 bathrooms, and a convenient second-floor laundry area. These homes emphasize cost-saving and energy-efficient features, including appliances, faucets, lighting, heating, cooling, and water heating systems. Enjoy efficient building envelopes with high-performance windows and well-insulated walls, floors, and attics. Our commitment to quality of life extends to non-toxic building materials, recycled countertops, and low and zero-VOC paints and sealants.

The main floor provides an open space for living, dining, and kitchen, ideal for entertaining and creating lasting memories. Additionally, a 2-car garage adds convenience to your lifestyle. Our compact and functional homes feature beautiful finishes inside and out, appealing to modern tastes. With high ceilings and functional balconies, you can savor breathtaking views of the nearby park and green belt, fostering a strong sense of place and a highly appealing community.

Our homes at The Grotto seamlessly integrate with the topography, environment, and landscape. We take pride in our green and environmentally friendly development, ensuring it is economically accessible to our sustainable community.

Our thoughtfully designed modern farm homes, utilities, and infrastructure aim to reduce environmental impact while enhancing the natural surroundings. We feature our private septic system, gray water reuse system, and tree preservation efforts, creating a vast 30,000 sq.ft. pet playground. Native, drought-tolerant plantings are used to preserve open space and natural beauty, supporting existing wildlife. We invite you to experience our ALL-GENERATIONS SUSTAINABLE COMMUNITY at The Grotto.

If you have questions or wish to schedule a visit, please don't hesitate to reach out. We're here to assist you in finding your dream home in this environmentally conscious and vibrant community.

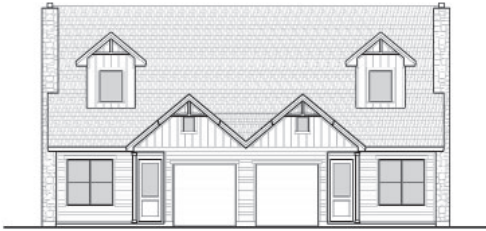
THE LOCATION



The Grotto

DRIPPING SPRINGS

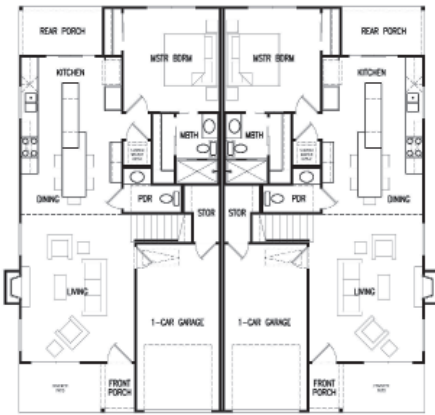
1.5 Story Elevations & Plans



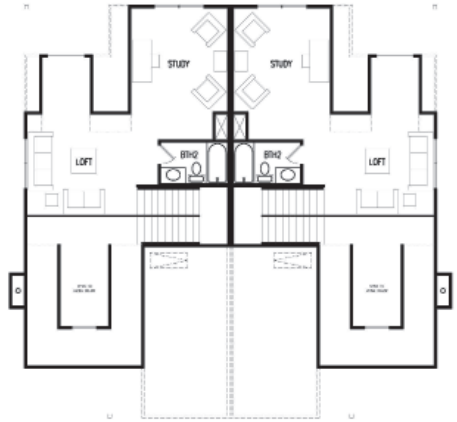
1.5 STORY FRONT ELEVATION



1.5 STORY REAR ELEVATION



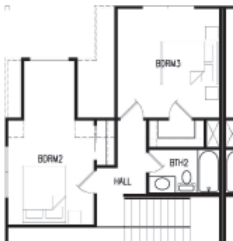
1.5 STORY FIRST FLOOR PLAN



1.5 STORY SECOND FLOOR PLAN

OPTIONAL

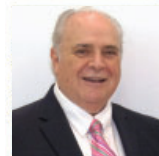
Convert the upstairs study area into a private bedroom and add a second story balcony.



1.5 STORY SECOND FLOOR PLAN
BEDROOM 2 & BEDROOM 3 OPTION



1.5 STORY SECOND FLOOR PLAN
BEDROOM 2 & STUDY OPTION



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