

# \$3,599,000 - 1201 Verdant Way, Austin

MLS® #1067364

---

## \$3,599,000

5 Bedroom, 4.00 Bathroom, 4,390 sqft  
Residential on 0.55 Acres

Treetops West Sec 01, Austin, TX

Welcome to 1201 Verdant Way and Treetops West where only 22 homes sit on oversized lots in the heart of Westlake at a low 1.98 tax rate. This gorgeous 4390 square foot home lies on over half an acre and is a short distance from over 20 eateries and retail spaces! One of the best features of the location is the ability for kids to ride their bike to all 3 Eanes ISD schools: Cedar Creek Elem, Hill Country MS and Westlake HS. The home lies at the end of a culdesac and backs the largest lot of the community (5.15 acres) for maximum privacy. The home is built of local white limestone and sits proudly above street level. You are greeted with a gorgeous staircase with custom iron railings. The formal dining and formal living spaces offer immense entertaining space and flexibility of use. Visitors enter the kitchen through a custom portal fit with glass cabinetry to feature your finest china and collectibles. Once in the kitchen you are struck by the size of the center island fit for a home of this style and grandeur. The kitchen also features a large gas cooktop and flows seamlessly into the family room. Multiple dining options both inside and out! You will find a large office space just adjacent to the primary suite which would also make a nice nursery during baby's first months or owner's gym. A built-in desk allows for maximum flexibility of this multi-use space. The owners suite is generously sized and fit with plantation shutters and high ceilings. The spa-like bathroom boasts Carrara marble,



large soaking tub and separate walk-in shower, private water closet and a huge closet cleverly divided in two. Moving upstairs you will find two bedrooms on one side of the landing and another bedroom and an oversized game room with wet bar on the other. This game room can easily be a 5th bedroom if needed and features en suite access to a full bathroom. One of the most desirable features is 0.546 acre lot and possibilities from pool and cabana to pickle ball and gardens.

Built in 1999

### Essential Information

ListingFeed	abor_vow
MLS® #	1067364
List Price	\$3,599,000
Sale Price	\$3,425,000
Sale Date	June 20th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,390
Acres	0.55
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1201 Verdant Way
Subdivision	Treetops West Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78746

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	None, Curbs
Parking	Attached, Door-Multi, Driveway, Garage, Garage Faces Side, Concrete, Direct Access, Oversized
# of Garages	3
View	Trees/Woods
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Ice Maker, Built-In Gas Oven, Built-In Refrigerator, Stainless Steel Appliance(s)
Heating	Natural Gas, Ceiling, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Gas Log
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Landscaped, Sprinklers Automatic, Trees Large Size, Cul-De-Sac, Private, See Remarks
Windows	Double Pane Windows, Screens, Insulated Windows, Plantation Shutters
Roof	Composition
Construction	HardiPlank Type, Stone
Foundation	Slab

## School Information

District	Eanes ISD
Elementary	Cedar Creek (Eanes ISD)
Middle	Hill Country
High	Westlake