

# \$1,995,000 - 6210 Ledge Mountain Drive, Austin

MLS® #1185150

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## \$1,995,000

3 Bedroom, 3.00 Bathroom, 2,937 sqft  
Residential on 0.61 Acres

Northwest Hills Sec 12, Austin, TX

The modern retreat at 6210 Ledge Mountain Drive - one of Northwest Hills' most desirable streets, is a welcoming nest on the hillside with far-reaching views toward Bright Leaf Preserve and Lake Austin. Guests enter the front door via a gated cedar-planked bridge, while the street level attached garage provides easy day-to-day access to the main living level on the upper floor. An open-plan with Rhino windows and large Fleetwood sliding glass doors offers abundant natural light, immersing the spacious living room and semi-private office in the vastness beyond. The award-winning kitchen features Thermador appliances, custom millwork, quartz countertops, and an integrated solid white oak breakfast table. A built-in-bookshelf and bench, also in solid oak, run the house width, complementing the whitewashed long-leaf pine floors. Downstairs, a common area connects the three bedrooms and two full baths. The luxurious primary suite with its own deck and fireplace also hosts a private separate dressing area and ensuite bath with double shower. A door from the common area leads to an approximately 600 sf covered deck below the house. The treehouse-like feeling is perfect for yoga, parties, and much more. Alternatively, consider enclosing the lower deck for a separate studio or apartment with a private entrance from the street level using the existing stone stairway. This .61 acre lot includes a drainage easement that precludes anyone from building next door making the



home forever private. Feel like you're on vacation while being right at home in north central Austin.

Built in 1979

### Essential Information

ListingFeed	abor_vow
MLS® #	1185150
List Price	\$1,995,000
Sale Price	\$1,925,000
Sale Date	May 19th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,937
Acres	0.61
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	6210 Ledge Mountain Drive
Subdivision	Northwest Hills Sec 12
City	Austin
County	Travis
State	TX
Zip Code	78731

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Features	None
Parking	Attached, Garage Faces Front, Garage, Kitchen Level
# of Garages	2
View	Hills, City Lights, Trees/Woods
Waterfront	None

**Interior**

Interior	Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Stainless Steel Appliance(s), Built-In Refrigerator, Double Oven
Heating	Natural Gas, Fireplace(s), Forced Air
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Log, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

**Exterior**

Exterior Features	Balcony, Exterior Steps, Rain Gutters
Lot Description	Sprinklers In Front, Sprinklers In Ground, Sloped Down
Windows	Insulated Windows
Roof	Membrane
Construction	Cement Siding
Foundation	Pillar/Post/Pier

**School Information**

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum