

\$3,400,000 - 13711 Nutty Brown Road, Austin

MLS® #1201772

\$3,400,000

8 Bedroom, 8.00 Bathroom, 10,485 sqft
Residential on 6.01 Acres

Regal Oaks, Austin, TX

Experience the epitome of luxury living at 13711 Nutty Brown Rd, Austin. This extraordinary property features a 7-bed, 6-bath main home, encompassing approx. 8255 sqft of meticulously designed living space on +/- 6 acres of unrestricted land. In addition to the main residence, discover a detached mother-in-law suite, a detached shop, and a unique income-producing duplex with two 1 bed, 1 bath units totaling approx. 2230 sqft.

The duplex, strategically placed within a condo regime, not only generates income but also holds the potential to offset property taxes and be subdivided off. Boasting a prime location close to shopping and less than 30 minutes from downtown Austin, this property seamlessly combines convenience with thoughtful design.

No detail has been overlooked in this carefully crafted home, evident in the primary bedroom featuring a dedicated sitting room, a spacious bathroom with a garden tub, and a walk-in closet. The kitchen is a haven for entertainers, complemented by a large covered back patio and a refreshing pool, offering a perfect setting for outdoor gatherings.

Flexibility is key with multiple offices, providing space for remote work or personal pursuits. Revel in the breathtaking hill country sunset views that grace this property. Sustainable living is embraced with electric vehicle



charging stations, solar panels ensuring low utility bills, and the enticing potential for short-term rentals.

13711 Nutty Brown Rd is not just a home; it's an invitation to a lifestyle of elegance, convenience, and sustainable living. Seize the opportunity to make this property your sanctuary, where every detail reflects a well-thought-out design and no expense has been spared.

Built in 2014

Essential Information

ListingFeed	abor_vow
MLS® #	1201772
List Price	\$3,400,000
Sale Price	\$3,275,000
Sale Date	May 17th, 2024
Bedrooms	8
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	10,485
Acres	6.01
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	13711 Nutty Brown Road
Subdivision	Regal Oaks
City	Austin
County	Hays
State	TX
Zip Code	78737

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	None
Parking	Attached Carport, Additional Parking, Door-Multi, Driveway, Detached, Garage Faces Front, Garage, Gated, RV Carport, RV Access/Parking, Electric Vehicle Charging Station(s)
# of Garages	3
View	Hills, Panoramic
Waterfront	None
Has Pool	Yes

Interior

Interior	Concrete, Laminate, Tile, Wood
Appliances	Dishwasher, Free-Standing Range, Range Hood, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Rain Gutters, RV Hookup
Lot Description	Cleared, Landscaped, Moderate Trees, Open Lot, Private, Split Possible, Sprinklers Partial, Views
Windows	Vinyl, Window Coverings
Roof	Composition, Metal
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Dripping Springs ISD
Elementary	Sycamore Springs
Middle	Sycamore Springs
High	Dripping Springs