

\$1,220,000 - 35 Glen Rock Drive, The Hills

MLS® #1257371

\$1,220,000

4 Bedroom, 3.00 Bathroom, 4,354 sqft
Residential on 0.23 Acres

Hills Lakeway Ph 04, The Hills, TX

Designed and crafted by builder as personal residence. Begin your tour entering through a zen inspired courtyard approach to main guest entry. Entry FOYER sets the tone of natural light throughout this home with vertical three tiered windows flanked by two coat closets. As you enter the LIVING you can't help but notice the unique rounded piano alcove with floor to ceiling windows with automated sun shades. Subterranean entertaining room below offers many different uses. See floorpan in attached document tab. LIVING area plus FAMILY room, FORMAL DINING plus BREAKFAST. Acacia wood staircase and flooring, Acacia wood is not only more durable than Oak, Mahogany and Maple it's unique grain is subtle and elegant. Thermador stainless appliances and built in refrigerator this kitchen lacks nothing. The vibe in the FAMILY area is just that, Family. Open floorpan with KITCHEN, BREAKFAST and FAMILY rooms all together with Cafe' shuttered windows to one side and the multi-doored glass of the courtyard on the other. UTILITY room, GUEST BATH and staircase to second floor surround the owner's entry from garage and secondary entry from courtyard. As you tab through the photos of this masterpiece take a minute to read the captions in an effort to access all the details. The 4 bedrooms on the second floor are large and functional, currently the 4th bedroom is being utilized as a home office with large double closet. Primary Suite offers everything and MORE you would expect



from a home of this caliber. Your first glance into the PRIMARY BATH evokes bright, white and roomy!

Just outside the primary bath yet inside the primary bedroom is a beverage hutch for that morning Cappuccino. The PRIMARY BEDROOM is unique in the fact that it's private and roomy yet feels connected to the rest of the home and exterior.

Built in 1999

Essential Information

ListingFeed	abor_vow
MLS® #	1257371
List Price	\$1,220,000
Sale Price	\$1,150,000
Sale Date	May 5th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	4,354
Acres	0.23
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	35 Glen Rock Drive
Subdivision	Hills Lakeway Ph 04
City	The Hills
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Sewer Connected, Water Connected
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Features	Clubhouse, Dog Park, Fitness Center, Golf, Lake, Playground, Park, Pool, Airport/Runway, Suburban, Sidewalks, Trails/Paths
Parking	Garage Faces Side, Golf Cart Garage
# of Garages	3
View	Golf Course, Hills, Panoramic
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Range, Bar Fridge, Built-In Oven, Dishwasher, Exhaust Fan, Disposal, See Remarks, Vented Exhaust Fan
Heating	Central, Electric, Hot Water, Propane
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Primary Bedroom
Stories	Three Or More

Exterior

Exterior Features	Balcony, Covered Courtyard, Lighting, Private Entrance, Rain Gutters, Uncovered Courtyard
Lot Description	Cul-De-Sac, Front Yard, Near Golf Course, Landscaped, Level, Private, Sprinklers Automatic, Trees Medium Size, Views
Windows	Vinyl
Roof	Tile
Construction	Blown-In Insulation, Frame, Glass, HardiPlank Type, Masonry, Concrete, Stone, Stucco
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Lakeway
Middle	Hudson Bend
High	Lake Travis