

# \$1,999,000 - 11205 Grazing Deer Trail, Austin

MLS® #1287056

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## \$1,999,000

5 Bedroom, 5.00 Bathroom, 5,310 sqft  
Residential on 1.43 Acres

Preserve At Barton Creek, Austin, TX

Unmatched \$376/sf on over an acre with pool in West Austin's prestigious gated community of The Preserve at Barton Creek! One of the closest neighborhoods in all of Lake Travis to Downtown Austin and Austin-Bergstrom International Airport! Zoned to the desirable Lake Pointe Elementary and Bee Cave Middle School and just minutes to the private school corridor. Surrounded by more than 4,000 acres of Barton Creek Habitat Preserve and located across from exclusive Spanish Oaks Golf Club. Built by preferred Stadler Custom Homes of Austin. Thoughtfully designed open floor plan impresses with 5 bedrooms, 5 bathrooms and 5,310 square feet. Countless updates throughout including new light fixtures, paint, AC units (2021) and more. Spacious family room features stone fireplace, abundant natural light and incredible views of backyard. Gourmet kitchen inspires with Thermador range, warming drawer, stainless steel appliances, expansive center island, granite counters and generously sized walk-in pantry. Host family and friends in adjacent dining area or in formal dining room. Entertain in spectacular formal living room crowned by striking chandelier. Great room makes ideal fitness studio. French doors open to reveal home office. Primary bedroom beckons with tray ceilings, private entrance to backyard and primary bath with dual vanities, impressive walk-in shower, jetted spa tub and two walk-in closets. Second bedroom with ensuite bath for guests conveniently located on first floor. Plus



third full bath with access to backyard. Upstairs includes oversized bonus room, two more bedrooms sharing Jack-and-Jill bath, and fifth bedroom with ensuite bath. Indulge in the private backyard oasis adorned with mature trees, outdoor kitchen, vegetable/cut-flower garden and saltwater pool with waterfall, slide and spa. Large stone patio with fire pit and two kamado grills. Oversized 3-car garage and large circular driveway. Low tax rate. Near shopping and fine dining at Hill Country Galleria.

Built in 2005

### Essential Information

ListingFeed	abor_vow
MLS® #	1287056
List Price	\$1,999,000
Sale Price	\$1,870,000
Sale Date	May 9th, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	5,310
Acres	1.43
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	11205 Grazing Deer Trail
Subdivision	Preserve At Barton Creek
City	Austin
County	Travis
State	TX
Zip Code	78735

### Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Water Connected, Natural Gas Not Available
Features	Gated, See Remarks
Parking	Attached, Concrete, Driveway, Garage, Off Street, Circular Driveway, Door-Multi, Garage Faces Side, Inside Entrance, Kitchen Level, Paved, Side By Side
# of Garages	3
Garages	Garage Door Opener
View	Trees/Woods, Garden, Pool
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Concrete, Tile, Wood
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Oven, Range, Refrigerator, Range Hood, Stainless Steel Appliance(s), Built-In Refrigerator, Trash Compactor, Warming Drawer
Heating	Central, Propane
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas Log, Stone
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, Fire Pit, Garden, Outdoor Grill, See Remarks
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Native Plants, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size, Garden, Sprinklers Partial
Windows	Window Treatments, Solar Screens
Roof	Tile
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Lake Pointe
Middle	Bee Cave Middle School
High	Lake Travis