

\$2,000,000 - 14624 Echo Bluff, Austin

MLS® #1348594

\$2,000,000

6 Bedroom, 6.00 Bathroom, 5,812 sqft
Residential on 3.15 Acres

Friendship Ranch Ph II, Austin, TX

Nestled in the rolling hills of the Texas hill country, this captivating estate is situated amongst mature trees on a secluded 3.15-acre lot with a private pool & separate 2-bedroom guest house! Less than 30 minutes from Downtown Austin, an extended driveway leads to the residence which welcomes you inside with a lovely stone exterior & professional landscaping. The custom interior provides a design as timeless as the hill country views with elegant ceramic tile, slate, & hardwood flooring throughout the open living areas. Gorgeous rustic wood beams & oversized windows enhance the living spaces, along with a towering stone fireplace. The eat-in kitchen will inspire you with a large butcher block center island, luxurious Silestone quartz countertops, apron sink, & high-end stainless-steel appliances. French doors lead to your primary suite complete with a large walk-in closet & refreshing en-suite bath well-equipped with separate vanities, a frameless walk-in shower, & soaking tub. The main house also incorporates a spacious den with a built-in office nook, 3 secondary bedrooms on the 1st floor, & an awesome game room that consumes the 2nd floor. Enjoy easy outdoor living while relaxing on one of the many shaded patios or splashing in the sparkling pool while overlooking the hill country landscape. The separate guest house is a mini replica of the main home with 2 en-suite bedrooms, large walk-in closets, a gorgeous stone exterior, high ceilings with



exposed wood beams, an expansive covered front porch with peaceful views, and a dedicated fenced-in backyard - perfect for multi-generational living! The property is surrounded by majestic oak trees that provide excellent shade & ultimate privacy! Located just 15 minutes from the heart of Dripping Springs where you can peruse the boutiques or visit the Farmer's Market. Enjoy the tranquil lifestyle that Friendship Ranch offers while remaining close to everyday necessities and leisure opportunities.

Built in 2005

Essential Information

ListingFeed	abor_vow
MLS® #	1348594
List Price	\$2,000,000
Sale Price	\$2,000,000
Sale Date	June 16th, 2022
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,812
Acres	3.15
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	14624 Echo Bluff
Subdivision	Friendship Ranch Ph II
City	Austin
County	Hays
State	TX
Zip Code	78737

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected
Features	None
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Slate, Tile, Wood
Appliances	Dishwasher, Free-Standing Gas Oven, Free-Standing Gas Range, Disposal, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Raised Hearth, Stone
Stories	One and One Half

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Private, Many Trees, Trees Large Size, Trees Medium Size
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Stone
Foundation	Slab

School Information

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