

\$1,599,000 - 7917 West Rim Drive, Austin

MLS® #1369771

\$1,599,000

4 Bedroom, 4.00 Bathroom, 3,657 sqft
Residential on 0.22 Acres

Canyon Rim, Austin, TX

Located in the desirable Canyon Rim area of Northwest Hills, this home was custom built by renowned builder Eppright Homes. Perfectly sited on a quiet, low traffic cul-de-sac, it is built on the Balcones Rim and backs up to historic Stillhouse Hollow Nature Preserve to ensure privacy. Sit on your north facing back deck, entertaining, grilling and watching the deer, birds and wildlife as they enjoy their natural habitat.

The large eat-in kitchen features granite counters, an island, and built in appliances. The expansive two-story family room with a rock fireplace sets the scene for cozy evenings and cherished memories. An elegant chandelier hangs above the dining room, and off the entry hall, there is a dedicated office with a convenient wall of bookshelves.

Retreat to the sumptuous primary suite on the main level. The large bathroom includes two large walk in closets and separate bath and shower. There are three additional bedrooms and two baths upstairs for ultimate comfort and convenience as well as an upstairs living area for a game/tv room.

Enjoy the benefits of a durable and attractive tile roof, swing-in side entry garage with extra workspace, a recently serviced sprinkler system and new Austin native natural landscaping. Recent updates include interior paint plus professionally cleaned exterior and



surfaces, tile roof and windows. Noteworthy is the custom-designed water reclamation system, a true Texas essential, ensuring lush lawns, vibrant landscaping and low water bills even during the hottest summers.

Education excellence awaits with highly rated exemplary schools including Doss Elementary, Murchison Middle, and Anderson High renowned for its International Baccalaureate program.

Low \$250/annual HOA, the home is conveniently located minutes from the JCCA Dell Community Center, the Domain, Arboretum, local medical centers, and vibrant Downtown Austin. This home epitomizes luxury living combined with unparalleled privacy and convenience.

Built in 2003

Essential Information

ListingFeed	abor_vow
MLS® #	1369771
List Price	\$1,599,000
Sale Price	\$1,530,000
Sale Date	July 12th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,657
Acres	0.22
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	7917 West Rim Drive
Subdivision	Canyon Rim
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Curbs
Parking	Attached, Garage Faces Side, Workshop in Garage
# of Garages	2
View	Park/Greenbelt, Neighborhood
Waterfront	None

Interior

Interior	Carpet, Wood
Appliances	Built-In Range, Built-In Gas Oven, Built-In Gas Range, Built-In Refrigerator, Double Oven, Dryer, Dishwasher, Exhaust Fan, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Wine Cooler, Washer
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Garden, Private Yard, Rain Gutters
Lot Description	Backs to Greenbelt/Park, Gentle Sloping, Landscaped, Native Plants, Sprinklers Automatic, Trees Medium Size, Views
Windows	Insulated Windows, Screens
Roof	Tile
Construction	Masonry, Stone
Foundation	Slab

School Information

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson