\$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

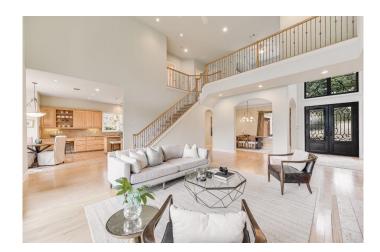
Canyon Rim, Austin, TX

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