

# \$1,975,000 - 1302 Circle Ridge Drive, West Lake Hills

MLS® #1477571

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## \$1,975,000

5 Bedroom, 6.00 Bathroom, 4,552 sqft  
Residential on 3.82 Acres

Alpine Slopes, West Lake Hills, TX

WONDERFUL OPPORTUNITY TO  
REMODEL OR BUILD NEW IN WESTLAKE.

Capable of yielding an architectural masterpiece, this sprawling 3.82-acre property boasts the unique opportunity to build your dream home in a lush and private Hill Country setting. Situated in premiere Westlake and wrapped in trees for enhanced privacy, the land is elevated to showcase exceptional views of the Hill Country. The existing residence features 5-bedrooms, a long winding driveway, and a pool and spa that could be transformed into your own tranquil oasis.

PLANS FOR AN ARTFUL MODERN RESIDENCE. The current owners have obtained a valid demo permit, as well as plans created by Baldrige Architects for a truly immaculate modern residence with ample windows that frame the stunning vistas and a brand-new pool (plans are not fully permitted). Located just six miles from Downtown and few miles to Austin Country Club, enjoy proximity to some of the city's best attractions in minutes. The property is also part of highly rated Eanes ISD. Listed by Andrew Ware and Eric Moreland.



Built in 1984

## Essential Information

ListingFeed          abor\_vow

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List Price	\$1,975,000
Sale Price	\$1,700,000
Sale Date	July 5th, 2023
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,552
Acres	3.82
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1302 Circle Ridge Drive
Subdivision	Alpine Slopes
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746

### **Amenities**

Utilities	Electricity Available, Other
Features	None
Parking	Garage
# of Garages	4
View	Hills
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Wood
Appliances	See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	See Remarks
Lot Description	Interior Lot, See Remarks, Trees Medium Size, Views
Windows	None
Roof	Composition
Construction	Wood Siding
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake