

# \$1,500,000 - 1302 Pasaguarda Drive, Austin

MLS® #1530597

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## \$1,500,000

5 Bedroom, 3.00 Bathroom, 2,649 sqft  
Residential on 0.38 Acres

Rolling Hills West, Austin, TX

On a rare flat lot in beloved Rolling Hills West, this limestone single-story ranch style house offers the opportunity for homeowners to dream big in every way. Built in 1980 and cared for by the current owner since 1996, the home is 2,649 square feet with 5 bedrooms and 2.5 baths—and because the home is set in the middle of the large usable lot, it's the perfect footprint for a new owner to build up or build out with a low 1.4% property tax rate and Travis County restrictions for remodeling or rebuilding.

In addition to the beauty of the lot, the conveniences it provides are highly sought after in the Westlake community. It is in very close proximity to award-winning schools Cedar Creek Elementary, Hill Country Middle School, and Westlake High School. It is also within walking distance to the Westbank Community Library and beloved shops and restaurants like Texas Honey Ham, Trianon Coffee, Breed & Co., and Barton Springs Nursery. Although these community treasures are just a stone's throw away, the home's location also provides the chance at private luxury at a desired address.

The home is plumbed for gas, and although currently on septic, a city sewer line has been run and the house can easily be connected with a permit and payment of a tap fee to the city of Austin. A new HVAC and furnace were installed in 2021, along with new Hardi-board



and paint along the rear, and the septic was inspected and repaired. A termite inspection was performed last year, and no issues were found.

This property is a rare find and will easily be transformed into a legacy property in the heart of Westlake.

Built in 1980

### Essential Information

ListingFeed	abor_vow
MLS® #	1530597
List Price	\$1,500,000
Sale Price	\$1,425,000
Sale Date	May 23rd, 2024
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,649
Acres	0.38
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1302 Pasaguarda Drive
Subdivision	Rolling Hills West
City	Austin
County	Travis
State	TX
Zip Code	78746

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Available, Water Connected
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Features	None
Parking	Attached, Garage, Garage Faces Side
# of Garages	2
View	None
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Cooktop, Dishwasher, Disposal, Ice Maker, Microwave, Oven
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Moderate Trees, Sprinklers Automatic
Windows	None
Roof	Composition, Shingle
Construction	HardiPlank Type, Masonry
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Cedar Creek (Eanes ISD)
Middle	Hill Country
High	Westlake