

# \$2,000,000 - 305 Westhaven Drive, West Lake Hills

MLS® #1555050

---

## \$2,000,000

4 Bedroom, 3.00 Bathroom, 2,468 sqft  
Residential on 0.40 Acres

Westlake Park, West Lake Hills, TX

Minutes from downtown Austin, this 2468 sqft, four-bed, two and half bath home is located on a prominent .40 lot in the coveted West Lake Hills neighborhood. The front walkway features sleek, established landscaping and the lush native oaks that Central Texas is known for. The home's entryway features a blend of dark wood and exposed limestone brick—an arresting architectural concept that is carried throughout the house. The heart of the home is centered around an open layout that flows effortlessly between the kitchen, living, and breakfast area, with grand built-in shelving and floor to ceiling windows that provide ample natural light and views of the oaks and outdoor green spaces. The great room features a stone fireplace and vaulted ceiling with an exposed beam—one of the home's several well-favored finishes—and the two-car garage includes a large built-in workbench ready to tackle any project. As for functionality, the property has plenty, including two dining spaces, and a downstairs living area that could easily be converted into an additional bed and bath. The master suite is located on the opposite wing of the home from the additional bedrooms and offers oversized windows and separate vanities. The backyard is the true gem of the property. With shaded wooden decking that runs the length of the house, and series of twisted oaks (including one in the center of the deck), outdoor living has never been easier. More established landscaping helps add to the fresh aesthetic. A highly



desirable home on a quiet, private street in one of the country's top-rated school districts: this much sought-after property will not last long.

Built in 1975

### Essential Information

ListingFeed	abor_vow
MLS® #	1555050
List Price	\$2,000,000
Sale Price	\$1,984,500
Sale Date	April 28th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,468
Acres	0.40
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	305 Westhaven Drive
Subdivision	Westlake Park
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746

### Amenities

Utilities	Electricity Available, Water Available
Features	None
Parking	Attached, Driveway, Garage
# of Garages	2
View	Trees/Woods
Waterfront	None

## **Interior**

Interior	Carpet, Tile
Appliances	Built-In Gas Oven, Dishwasher, Gas Cooktop, Gas Water Heater
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, Sloped Down, Sprinklers Manual, Trees Medium Size
Windows	None
Roof	Composition
Construction	HardiPlank Type, Stone Veneer
Foundation	Slab

## **School Information**

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake