

\$4,300,000 - 16835 S Ridge Lane, Austin

MLS® #2027708

\$4,300,000

8 Bedroom, 7.00 Bathroom, 6,164 sqft
Residential on 6.85 Acres

Brill Arno 03, Austin, TX

Two amazing deep Lake Travis waterfront homes on 6.852 acres! Welcome to 16835 South Ridge Lane – a little slice of paradise in the famous Texas hill country. Located on the West side of Hudson Bend, this property offers panoramic sunset views across Lake Travis. The land consists of nearly 7 waterfront acres with a covered BBQ, half bath, boat ramp and boat dock with storage room, covered upper deck with swing. No need to worry about lake levels here, the dock is always accessible.

The main house, built in 2009 by award winning builder Seven Custom Homes, is nothing short of true luxury lake living. A wide, covered front porch welcomes you to this amazing residence. Inside, the open floor plan greets you in the main living room anchored by a soaring stone fireplace. A gorgeous kitchen boasts a large center island plus a breakfast bar. Enjoy spectacular views from the dining, living and covered back patio with grill and fireplace. The first floor also provides the study, primary suite, 2 bedrooms and 2 baths for easy living. Upstairs you will find an amazing home theater with bar, the 4th living room plus the 4th bedroom and bathroom. This bedroom has the best view of the lake. The 6 car garage has 4 doors, storage rooms, a spa and enough space to house all your toys for the lake. Plus there's a room in the driveway for an additional 6 vehicles.



The guest house is smaller at 2,200+/- sq ft. with 2 floors of living space & was built in 1993. The 1st floor has an open dining/kitchen/living, 2 bedrooms and a full bath plus a deck with a retractable awning. The bottom floor provides the 2nd living, 3rd bedroom & 2nd bath as well as the car port. This is perfect for family & friends to visit or to rent out as an income property.

Come live the lake lifestyle where you feel like you are far from it all yet close enough in to shopping, dining & entertainment just minutes away. This property is truly one of a kind where the enjoyment & memories are endless.

Built in 1993

Essential Information

ListingFeed	abor_vow
MLS® #	2027708
List Price	\$4,300,000
Sale Price	\$3,953,000
Sale Date	August 10th, 2022
Bedrooms	8
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,164
Acres	6.85
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	16835 S Ridge Lane
Subdivision	Brill Arno 03
City	Austin
County	Travis

State TX
Zip Code 78734

Amenities

Utilities Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected
Features See Remarks
Parking Attached, Carport, Door-Multi, Driveway, Garage, Golf Cart Garage, Lighted, Off Street, Oversized, Garage Faces Side, See Remarks
of Garages 6
Garages Garage Door Opener
View Lake, Panoramic
Is Waterfront Yes
Waterfront Lake Front, Boat Ramp/Lift Access

Interior

Interior Carpet, Tile, Wood
Appliances Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Disposal, Microwave
Heating Central
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Living Room, Outside
Stories Three Or More

Exterior

Exterior Features Balcony, Boat Slip, Boat Ramp, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Entrance, Private Yard, Rain Gutters
Lot Description Back Yard, Sloped Down, Front Yard, Gentle Sloping, Level, See Remarks, Few Trees, Trees Large Size, Trees Small Size, Views
Windows Blinds
Roof Composition
Construction Masonry
Foundation Slab

School Information

District Lake Travis ISD
Elementary Lake Travis

Middle
High

Hudson Bend
Lake Travis