

# \$2,750,000 - 1016 Wild Basin Landing, Austin

MLS® #2048418

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## \$2,750,000

3 Bedroom, 3.00 Bathroom, 3,850 sqft  
Residential on 3.18 Acres

Ledge At Wild Basin, Austin, TX

1016 Wild Basin Ledge is the Westlake retreat ideal for entertaining or for soaking in the breathtaking hill country views. This single story home on a wooded 3.184 acre is a perfect place to enjoy the seclusion and privacy afforded with multiple acres but also enjoy what Austin has to offer. Minutes from downtown and central Austin, close to exemplary rated Eanes schools, retail and Icon eateries like Jack Allens and Maudies. The property offers multiple parking areas as well as flat areas for that personal sports field and meditation area.

Architecturally interesting curved stone wall wraps around the entrance and guide you into the spacious great room. Floor to ceiling windows showcase the stunning hill views while opening to multiple outdoor spaces through sliding glass walls. Perfect for intimate or larger gatherings with an entertainers bar complete with ice maker, refrigerator and steps away from the wine cellar.

Enjoy the expansive covered outdoor living area featuring a stone fireplace. Perfect way to enjoy that summer storm and listen for the trickle of water from the wet weather creek. Many options for your green thumb with several delightful garden areas. Swimming pool, hot tub and barbecue area will be the perfect place to enjoy the Austin weather.

Kitchen boasts large circular breakfast bar,



commercial appliances and a huge pantry with ample storage and second fridge.

Master suite sits privately on one end of the home and features a soaking tub and huge walk-in closet and a cedar closet as an added bonus. Twin offices could easily be converted to a large playroom, game room, or gym space. Additional bedrooms with jack and jill bath also have gorgeous views of the hills. 3 car garage has a large flex room that could act as a gym, gardening room, bike storage, you name it.

Recently installed solar panels and low tax rate will offer you additional savings. You don't want to miss everything this home has to offer.

Built in 2001

### Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 2048418                 |
| List Price     | \$2,750,000             |
| Sale Price     | \$2,650,000             |
| Sale Date      | July 30th, 2021         |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 3,850                   |
| Acres          | 3.18                    |
| Year Built     | 2001                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1016 Wild Basin Landing |
| Subdivision | Ledge At Wild Basin     |

|          |        |
|----------|--------|
| City     | Austin |
| County   | Travis |
| State    | TX     |
| Zip Code | 78746  |

### **Amenities**

|              |  |
|--------------|--|
| Utilities    | Cable Available, High Speed Internet Available, Propane, Underground Utilities |
| Features     | Park, Trails/Paths   |
| Parking      | Attached, Door-Multi, Garage   |
| # of Garages | 3  |
| Garages      | Garage Door Opener   |
| View         | Hills, Panoramic, Trees/Woods  |
| Waterfront   | None   |
| Has Pool     | Yes  |

### **Interior**

|                 |  |
|-----------------|--|
| Interior        | Carpet, Wood   |
| Appliances      | Cooktop, Down Draft, Double Oven, Dishwasher, Free-Standing Range, Gas Cooktop, Disposal, Gas Range, Gas Water Heater, Microwave |
| Heating         | Central, Natural Gas   |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas Log, Outside, Wood Burning   |
| # of Stories    | 1  |
| Stories         | One  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Exterior Steps, Garden, Rain Gutters  |
| Lot Description   | Back Yard, Garden, Landscaped, Many Trees, Sprinklers Automatic, Sprinklers In Ground |
| Windows           | Window Coverings  |
| Roof              | Composition   |
| Construction      | Stone   |
| Foundation        | Slab  |

### **School Information**

|          |           |
|----------|-----------|
| District | Eanes ISD |
|----------|-----------|

Elementary

Middle

High

Eanes

Hill Country

Westlake