

# **\$2,195,000 - 10601 Little Thicket Road, Austin**

MLS® #2121346

---

## **\$2,195,000**

4 Bedroom, 3.00 Bathroom, 3,523 sqft  
Residential on 8.81 Acres

Long Branch Valley Sec 02, Austin, TX

This stunning home in the hill country is a true gem! It offers a wet weather creek and a cozy guest house for extra guests. The property is surrounded by lush greenery, creating a peaceful and tranquil atmosphere. The home has been updated with modern amenities for convenience and comfort. With plenty of outdoor space to enjoy, you can relax and take in the beauty of the hill country.

Improvements include additional 500 square feet HVAC to main house, 983 square feet HVAC guest house with 1 bedroom, 1 bath, swimming pool with spa, 30,000 gallon rain water harvesting tank, large garden, storage sheds, and much more.

Rain Harvesting system featured on KXAN News!

Completely redone exposed back deck and a separate added covered porch with tin roof. Great for entertaining while looking out at the views!

Neighborhood surrounded on 2+ sides by conservation easement. Plenty of room for a horse. Abundant wildlife!

Short distance to quaint breweries, wineries, restaurants and brand new HEB 11 minutes away.

This home is a must see!



LOT 31 (4.380 ACRES) MAY BE  
PURCHASED SEPARATELY. SEE AGENT  
FOR DETAILS

Bowie High School, Austin Waldorf School &  
Cedar Montessori nearby

**\*\* BUYER TO PURCHASE NEW SURVEY \*\***

Built in 1993

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 2121346                 |
| List Price     | \$2,195,000             |
| Sale Price     | \$2,100,000             |
| Sale Date      | July 28th, 2023         |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 3,523                   |
| Acres          | 8.81                    |
| Year Built     | 1993                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 10601 Little Thicket Road |
| Subdivision | Long Branch Valley Sec 02 |
| City        | Austin                    |
| County      | Travis                    |
| State       | TX                        |
| Zip Code    | 78736                     |

### **Amenities**

|           |                       |
|-----------|-----------------------|
| Utilities | Electricity Available |
| Features  | None                  |

|              |  |
|--------------|--|
| Parking      | Attached, Driveway, Garage               |
| # of Garages | 3  |
| View         | Hills, Trees/Woods, Park/Greenbelt, Pool |
| Waterfront   | None                                     |
| Has Pool     | Yes                                      |

### **Interior**

|                 |  |
|-----------------|--|
| Interior        | Carpet, Tile, Wood   |
| Appliances      | Dishwasher, Electric Water Heater, Disposal, Convection Oven |
| Heating         | Central  |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Family Room, Gas Starter                                     |
| # of Stories    | 2  |
| Stories         | Two  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Rain Gutters, Garden, Private Entrance, RV Hookup   |
| Lot Description   | Cleared, Many Trees, Trees Large Size, Garden, Gentle Sloping, Native Plants, See Remarks, Sloped Down, Views |
| Windows           | Screens, Aluminum Frames  |
| Roof              | Composition   |
| Construction      | Masonry   |
| Foundation        | Slab  |

### **School Information**

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Baldwin    |
| Middle     | Small      |
| High       | Bowie      |