

\$1,700,000 - 1901 Holly Hill Drive, Austin

MLS® #2341896

\$1,700,000

4 Bedroom, 4.00 Bathroom, 2,772 sqft
Residential on 0.46 Acres

Beecave Woods Sec 04, Austin, TX

Embrace the charm and allure of this spacious retreat strategically nestled in a prime location, offering endless potential and unparalleled convenience. Featuring four bedrooms, three and a half bathrooms, and a convenient downstairs primary bedroom, this residence is meticulously designed for both comfort and practicality. Upon entering, you'll be welcomed into the grand living room, illuminated by vaulted ceilings that create a sunlit sanctuary. A majestic fireplace serves as the focal point, perfect for cozy evenings or hosting gatherings. Adjacent to the living room, the spacious kitchen seamlessly blends style and functionality, boasting abundant counter space, ample cabinetry, and a sleek wine fridge, catering to culinary enthusiasts and ensuring every gathering is accompanied by the perfect vintage. Step outside onto the screened-in porch, a tranquil oasis overlooking the tree-canopied backyard. This outdoor haven provides the ideal setting for relaxation and al fresco dining, seamlessly blending indoor and outdoor living spaces. Ascend to the upper level to discover a versatile game room area, offering endless possibilities for entertainment and relaxation amidst the three upstairs bedrooms. Outside, the .45-acre private lot beckons with its expansive grounds, providing ample space for outdoor activities and enjoyment. The outdoor living space, complete with the inviting pool, sets the stage for unforgettable gatherings with friends and family, ensuring every warm Texan evening is



filled with laughter and joy. Adding to the allure is the unparalleled convenience, with nearby elementary, junior high, and high schools all within walking distance, making it a rare gem within the desirable community of Westlake. Residents here enjoy access to top-rated schools and a wealth of amenities, ensuring a lifestyle of comfort and convenience in this remarkable abode.

Built in 1983

Essential Information

ListingFeed	abor_vow
MLS® #	2341896
List Price	\$1,700,000
Sale Price	\$1,625,000
Sale Date	May 29th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,772
Acres	0.46
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1901 Holly Hill Drive
Subdivision	Beecave Woods Sec 04
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Available, Natural Gas Available
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Features	See Remarks
Parking	Attached, Garage, See Remarks
# of Garages	2
View	Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Disposal, See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, See Remarks
Lot Description	Many Trees, Sprinklers Automatic, Trees Large Size
Windows	Window Coverings
Roof	Composition
Construction	Brick Veneer, Masonry, See Remarks
Foundation	Slab

School Information

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