

# \$1,495,000 - 1506 Falcon Ledge Drive, Austin

MLS® #2350818

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## \$1,495,000

4 Bedroom, 2.00 Bathroom, 2,285 sqft  
Residential on 0.32 Acres

Lost Creek Sec 03-A, Austin, TX

Beautiful one-story home in the coveted central Westlake neighborhood of Lost Creek. Located on one of the best streets in the neighborhood (low traffic) and situated on an expansive and flat 0.3 acre lot. Homeowners have undergone an extensive remodel, leaving no surface untouched, including fresh paint, lighting, appliances, hardware, engineered European white oak flooring, and designer touches offering a warm transitional backdrop for your personal style. Custom French doors lead you into an easy flow, open-concept kitchen and living space, complete with a Thermador refrigerator, Thermador gas range, granite countertops and bar seating. Inviting living room with custom accordion sliding doors that completely open to the backyard to allow natural light into the home, seamlessly bringing the outdoors in. The primary suite renovations include a walk-in closet with custom cabinetry and a spa-inspired bathroom, with a luxurious soaking tub, dual vanities with soapstone countertops, and a walk-in shower. An ideal and easy-flowing home with space for formal entertaining and casual gatherings, plus a private and shaded backyard with plenty of room for a pool (inspiration attached), outdoor kitchen or even a home addition. New roof as of August 2022, along with refreshed ductwork and attic insulation to regulate temperature flow and increase comfort of the home and lower utility bills. Lost Creek offers a neighborhood park and close-in conveniences such as Barton



Creek trail, Lost Creek Country Club and Omni Barton Creek Resort. Only minutes to many restaurants, Eanes schools, shopping, and downtown Austin.

Built in 1981

### Essential Information

ListingFeed	abor_vow
MLS® #	2350818
List Price	\$1,495,000
Sale Price	\$1,440,000
Sale Date	January 13th, 2023
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,285
Acres	0.32
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1506 Falcon Ledge Drive
Subdivision	Lost Creek Sec 03-A
City	Austin
County	Travis
State	TX
Zip Code	78746

### Amenities

Utilities	Electricity Connected, Natural Gas Available, Sewer Connected, Water Connected
Features	Common Grounds/Area, Clubhouse, Golf, Playground, Park, Trails/Paths
Parking	Attached, Garage Faces Front, Garage
# of Garages	2
View	Neighborhood, Trees/Woods

Waterfront None

### **Interior**

Interior Tile, Wood

Appliances Dishwasher, Disposal, Gas Oven, Gas Range, Range Hood, Stainless Steel Appliance(s), Built-In Refrigerator

Heating Central

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room

# of Stories 1

Stories One

### **Exterior**

Exterior Features Exterior Steps

Lot Description Back Yard, Front Yard, Landscaped, Many Trees, Sprinklers Automatic

Windows Window Treatments

Roof Composition

Construction Cement Siding, Masonry, Stone

Foundation Slab

### **School Information**

District Eanes ISD

Elementary Forest Trail

Middle West Ridge

High Westlake