

# \$1,495,000 - 6222 Ledge Mountain Drive, Austin

MLS® #2357073

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## \$1,495,000

3 Bedroom, 3.00 Bathroom, 2,495 sqft  
Residential on 0.47 Acres

NORTHWEST HILLS, Austin, TX

LOCATION and VIEWS as soon as you step inside the home. This IS the one! Located in one of the most desirable and sought after areas in NW Hills/Cat Mountain. You'll love this single story custom home with land that extends well beyond the backyard allowing the owner to maintain unobstructed hill country and city views- sunsets & sunrises included! Ahead of its time, this open concept floorplan is well appointed and offers both form and function for easy living. This home truly has it all: tall ceilings, Great room with floor to ceiling wall of windows, 3 FULL bathrooms plus a dedicated study, walk in cedar closet, approximately 500 sq ft covered patio, glass greenhouse and fabulous storage throughout including the oversized 900+ sq ft. garage. The master bedroom has a large walk in closet with built in highboy dresser and both the bedroom and bathroom have views. The master bathroom features dual vanities with under counter storage, dual linen closets, separate tub and shower and bidet. The heart of the home is the kitchen and this one doesn't disappoint. Great for entertaining the kitchen offers additional counter seating in the great room and a wetbar is conveniently located in the breakfast room that's also open to the great room, breakfast room and kitchen. Walk in pantry. Laundry room with a VIEW, utility sink and built in ironing board. NEW CARPET~ please wear shoe covers provided. \$227K+BELOW TCAD values. PRE INSPECTED-see documents and waiting for



your personal updates.

Built in 1995

### Essential Information

ListingFeed	abor_vow
MLS® #	2357073
List Price	\$1,495,000
Sale Price	\$1,425,000
Sale Date	March 20th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,495
Acres	0.47
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	6222 Ledge Mountain Drive
Subdivision	NORTHWEST HILLS
City	Austin
County	Travis
State	TX
Zip Code	78731

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Curbs, Street Lights, Sidewalks
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Gated, Oversized, See Remarks, Workshop in Garage
# of Garages	2
Garages	Garage Door Opener
View	City Lights, City, Hills, Neighborhood, Trees/Woods
Waterfront	None

## **Interior**

Interior	Carpet, Tile, Vinyl
Appliances	Built-In Oven, Down Draft, Dishwasher, Free-Standing Refrigerator, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Self Cleaning Oven
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Insert, Gas, Glass Doors, Gas Starter, Great Room
# of Stories	1
Stories	One

## **Exterior**

Exterior Features	None
Lot Description	Level, Moderate Trees, Open Lot, Steep Slope, Sprinklers In Ground, Trees Large Size
Windows	Window Treatments
Roof	Tile
Construction	Stucco
Foundation	Slab

## **School Information**

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum