

\$1,250,000 - 8121 Bluff Trail, Austin

MLS® #2359336

\$1,250,000

4 Bedroom, 3.00 Bathroom, 3,506 sqft
Residential on 2.09 Acres

Bear Creek Estates Sec Two, Austin, TX

****Offers due Monday, May 2 at 5pm Central.****

Magnificent, custom-built French country estate less than 30 minutes south of downtown Austin, in the Village of Bear Creek. Situated on more than 2 acres of beautiful Texas hill country, enjoy the 1,000+ square foot covered patio in the evenings. Every detail inside this home was thoughtfully considered and constructed to meet the original owners' exacting old-world standards. She was raised in France and once worked with Julia Child - and the chef's kitchen reflects her love of cooking and entertaining. High-end appliances, tons of work surface and storage make this a chef's dream. There are beautiful custom cabinets and wood floors throughout the main home, along with marble in the bathrooms, which compliment the exposed wood beam ceilings and architectural stone and brick features. Primary living area has a stone hearth, wood-burning fire place and plenty of space to spread out. The Primary bed and bath are at one end of the house with wood burning fireplace, lots of natural light, ample storage and a gorgeous marble bathroom including Whirlpool tub and walk-in shower. 2 guest bedrooms are at the other end of the house, joined by a full jack and jill bathroom. Classic office off of the main entry, with built-in bookshelves and pocket doors for privacy. Bedroom above the 3-car garage is carpeted and cooled, which could be a great craft room or man cave. For your oenophile clients, there is a 300+ bottle



temperature-controlled wine room adjoining the formal dining area. The home has multiple raised-stone garden beds for fresh vegetables. It also features a she-shed with electricity and a gorgeous chicken coop for fresh eggs anytime! Low taxes and desirable Dripping Springs ISD.

Furniture, most of which is from France, can be negotiated as part of sale.

Built in 2008

Essential Information

ListingFeed	abor_vow
MLS® #	2359336
List Price	\$1,250,000
Sale Price	\$1,525,000
Sale Date	May 25th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,506
Acres	2.09
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	8121 Bluff Trail
Subdivision	Bear Creek Estates Sec Two
City	Austin
County	Hays
State	TX
Zip Code	78737

Amenities

Utilities	Electricity Connected, Propane, Water Connected
-----------	---

Features	None
Parking	Garage, Gated, Inside Entrance, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	Seasonal

Interior

Interior	Carpet, Marble, Wood
Appliances	Built-In Range, Built-In Oven, Built-In Refrigerator, Double Oven, Dishwasher, Exhaust Fan, Freezer, Disposal, Microwave, See Remarks, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Garden, Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Level, Native Plants, Many Trees
Windows	Bay Window(s), Double Pane Windows, Plantation Shutters
Roof	Shingle
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Dripping Springs ISD
Elementary	Sycamore Springs
Middle	Sycamore Springs
High	Dripping Springs