

\$1,350,000 - 2103 Trail Of Madrones, Austin

MLS® #2395612

\$1,350,000

4 Bedroom, 3.00 Bathroom, 2,741 sqft
Residential on 0.76 Acres

Westlake Highlands Sec 02, Austin, TX

Welcome home to 2103 Trail of the Madrones in the beautiful hills above Westlake and the highly acclaimed Eanes ISD. This 1955 mid-century ranch style, split level home boasts incredible views off both the lower & upper decks that stretch the entire length of the home. Enjoy the outdoors as this home sits on .76 acres and is studded with magnificent trees & views. As you enter the home, you are greeted into a foyer with a living room directly to your left. This space is perfect for receiving guests, relaxing by the fireplace, or spending time with family and friends. On the main level, you will also find the dining room, kitchen with breakfast bar seating, & a spacious laundry room. Just up a few steps, you will arrive at the top floor where you will find a primary bedroom and bath, as well as two secondary bedrooms with a shared bathroom. All of these bedrooms have incredible views & access to the upper deck outdoor living space. Down a few steps from the main level, you enter into a second living area and a second primary bedroom & bath, all with access to the lower deck and backyard. The lower space has endless possibilities and could be used as a guest suite, game room, or primary bedroom with its own living and office area. An abundance of privacy & plenty of room to grow your vision coupled with LOW TAX RATE (no city taxes) & NO HOA, make this property even more desirable. Enjoy the peaceful outdoors & unwind on one of the multiple decks, or create



your dream space on this property. Minutes from downtown, the airport, the Domain, shopping, restaurants, schools and more! Updates over the years include Andersen windows, Pillar sliding doors, Hardy plank cement fiber siding, metal roof, exterior paint, bathroom updates and stainless appliances. 2023 updates include interior paint through most of the home, complete remodel in lower level primary bathroom, new wood flooring in most of the upstairs area, and back decks stained. HVAC was replaced +/-2 years ago.

Built in 1955

Essential Information

ListingFeed	abor_vow
MLS® #	2395612
List Price	\$1,350,000
Sale Price	\$1,130,000
Sale Date	April 12th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,741
Acres	0.76
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2103 Trail Of Madrones
Subdivision	Westlake Highlands Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached, Driveway, Garage
# of Garages	1
View	City, Canyon, Trees/Woods
Waterfront	Seasonal

Interior

Interior	See Remarks, Tile, Wood
Appliances	Built-In Electric Oven, Cooktop, Dishwasher, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room
Stories	Multi/Split

Exterior

Exterior Features	Exterior Steps
Lot Description	Front Yard, Landscaped, Native Plants, Many Trees, Trees Medium Size, Views
Windows	Drapes, Screens, Window Treatments
Roof	Metal
Construction	Brick, HardiPlank Type
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake