

\$2,799,999 - 12417 River Bend 8, Austin

MLS® #2460264

\$2,799,999

3 Bedroom, 4.00 Bathroom, 2,759 sqft
Residential on 0.31 Acres

Freund Sleepy Hollow Lake Aust, Austin, TX

An incredible feat of indoor and outdoor living, this special property with architecture by J. Bryant Boyd was designed to entertain with views of Lake Austin. Enjoy ample terrace space across two levels with an outdoor fireplace on the second level to relax by on crisp nights. The lower level terrace is complete with a well-appointed bar area and exterior shower for elevated outdoor living. The interior was aptly designed to enhance the water views from almost every room with the main gathering spaces situated on the second level for the most beautiful vantage point of the property and lake. There are two full kitchens at this residence. The main kitchen on the upper level is outfitted with granite countertops and plenty of space to gather with a dining area and open living room. The lower-level kitchen is perfect for hosting family and friends during extended stays or for entertaining at the outdoor bar. The primary bedroom offers access to a private terrace with views of the lake and spacious primary bathroom that is equipped with dual vanities, soaking tub, and walk-in shower. Neighbors of River Bend enjoy a quaint community waterfront park with voluntary HOA. Additional amenities include watersport equipment storage, a fire pit area to lounge with guests and an elevated pavilion for live music. Take advantage of your own private dock and boat slip with a spiral staircase taking you to the upper-level party deck to watch the sun set over the water. This home is conveniently located just a half mile



from Lake Austin Spa Resort within Steiner Ranch for convenient luxury and relaxation.

Information contained herein believed accurate, but not guaranteed. Buyer to verify square footage and additional information

24 Hour Advance Showing Notice.

Built in 2007

Essential Information

ListingFeed	abor_vow
MLS® #	2460264
List Price	\$2,799,999
Sale Price	\$2,650,000
Sale Date	June 24th, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,759
Acres	0.31
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	12417 River Bend 8
Subdivision	Freund Sleepy Hollow Lake Aust
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	Park, Storage Facilities
Parking	Attached Carport, Garage, Open

# of Garages	2
View	Hills, Lake, Neighborhood
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges

Interior

Interior	Stone, Tile, Wood
Appliances	Cooktop, Dishwasher, Exhaust Fan, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s), Propane
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Boat Slip, Dock, Exterior Steps, Lighting
Lot Description	Back Yard, Cul-De-Sac, Level, Sprinklers Manual, Trees Large Size, Trees Medium Size, Views
Windows	Window Treatments
Roof	Composition, Shingle
Construction	Wood Siding
Foundation	Slab

School Information

District	Leander ISD
Elementary	River Ridge
Middle	Canyon Ridge
High	Vandegrift