

# \$3,950,000 - 1603 Bay Hill Drive, Austin

MLS® #2548583

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## \$3,950,000

5 Bedroom, 6.00 Bathroom, 4,507 sqft  
Residential on 0.37 Acres

Hills Lost Creek Sec 05, Austin, TX

Hefty price reduction on this pristine, newly-completed Lost Creek greenbelt gem, located in exemplary Eanes I.S.D.! If location is everything, this home has it all. Less than 2 miles from the Westlake Country Club, which features: golf, tennis, pickleball, pools, kidâ€™s club, and is currently undergoing multimillion dollar upgrades. The home is located just a few short minutes to Westlake area schools, shopping, and dining, and is convenient to both downtown and the airport. This immaculate home is situated on a tree covered .37 acre greenbelt lot with direct access to Barton Creek and the hiking trail. It has 5 bedrooms, all with ensuite baths and walk in closets, plus a dedicated home office. There are 2 living areas (one up and one down), and 2 laundry rooms (one up and one down). Dog lovers have the option of converting the upstairs laundry room to a dog washing station.

Designed and built by the estimable team of Arterberry Cooke Architecture and Captex Construction, the amenities and finishes throughout are commensurate with the expectations of discriminating buyers of high-end luxury homes: European white oak flooring, Circa lighting, mosaic tile bathrooms, luxe hardware, a gorgeous cast stone surround fireplace, and prewired throughout for state of the art IT, AV, and security components. The light-filled kitchen and supersized walk-in pantry are the heart of the home, with enough shaker cabinet storage for



the serious cook to store all of their wares. Family and friends will love gathering at the bar seating surrounding the natural stone quartzite waterfall island. The generously sized primary suite opens to the pool/spa, and boasts a soaring vaulted ceiling with wood beam accents and a spa-like bathroom with marble floors and a soaking tub. Seller will consider financing to qualified buyers. Term sheet available on request.

Built in 2023

### Essential Information

ListingFeed	abor_vow
MLS® #	2548583
List Price	\$3,950,000
Sale Price	\$3,500,000
Sale Date	November 30th, 2023
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,507
Acres	0.37
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1603 Bay Hill Drive
Subdivision	Hills Lost Creek Sec 05
City	Austin
County	Travis
State	TX
Zip Code	78746

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Park, Sidewalks, Trails/Paths
Parking	Driveway, Garage Faces Front
# of Garages	2
View	Canyon, Park/Greenbelt, Hills
Waterfront	Seasonal
Has Pool	Yes

### **Interior**

Interior	Stone, Wood
Appliances	Built-In Electric Oven, Built-In Gas Range, Built-In Refrigerator, Dishwasher, Disposal, Microwave, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Masonry
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Outdoor Grill, Private Yard
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Backs to Greenbelt/Park, Near Golf Course
Windows	Aluminum Frames, Double Pane Windows
Roof	Composition, Metal, Mixed
Construction	Masonry, Spray Foam Insulation, Stucco
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge
High	Westlake