

# \$1,600,000 - 1703 Wild Basin Ledge 1 & 2, Austin

MLS® #2629423

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## \$1,600,000

5 Bedroom, 3.00 Bathroom, 2,512 sqft  
Residential on 0.40 Acres

Wild Basin Condo, Austin, TX

Calling all owner-occupants and investors alike! This .40-acre lot with two attached units is a Westlake dream! Situated on a private lot just East of the Wild Basin Nature Reserve, this wonderful property offers two beautiful units with a huge shared backyard and incredible views of Downtown Austin from the private balconies. Unit 1 is a 3/2 with 1,377 square feet featuring a comfortable living space with a double-height ceiling and fireplace, a functional kitchen with stainless steel appliances, a dining area with direct access to the back deck, and two secondary bedrooms on the upper floor in addition to the primary suite. Unit 2 offers a similar floorplan with 2 bedrooms, 1 bath, and 1,135 square feet. The large shared backyard is surrounded by a wood privacy fence and many mature trees that provide excellent shade and additional privacy. The backyard has plenty of space for lively outdoor celebrations including two extended decks where you can entertain or lounge while breathing in the fresh air. There is also a treehouse where the little ones can enjoy countless hours of fun! Located less than 5 minutes from Lake Austin Marina and West Lake Beach. Easy access to MOPAC, 360, and just 6 miles to all the culture and entertainment that Downtown Austin has to offer. Zoned to acclaimed Eanes ISD schools. Whether you decide to occupy the units, rent them out, or tear down and build custom - the opportunities are endless! Schedule a showing today!



Built in 1965

## Essential Information

ListingFeed	abor_vow
MLS® #	2629423
List Price	\$1,600,000
Sale Price	\$1,750,000
Sale Date	March 31st, 2022
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,512
Acres	0.40
Year Built	1965
Type	Residential
Sub-Type	Condominium
Status	Closed

## Community Information

Address	1703 Wild Basin Ledge 1 & 2
Subdivision	Wild Basin Condo
City	Austin
County	Travis
State	TX
Zip Code	78746

## Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached, Door-Multi, Driveway, Garage
# of Garages	2
Garages	Garage Door Opener
Waterfront	None

## Interior

Interior	Wood
Appliances	Dishwasher, Electric Water Heater, Free-Standing Electric Oven,

	Free-Standing Electric Range, Disposal, Stainless Steel Appliance(s)
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Raised Hearth, Stone, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Front Yard, Private
Windows	None
Roof	Composition, Shingle
Construction	Stucco
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake