

# \$1,300,000 - 2909 Riviera Road, Austin

MLS® #2955093

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## \$1,300,000

3 Bedroom, 2.00 Bathroom, 1,436 sqft  
Residential on 0.62 Acres

Austin Lake Estates Sec 01, Austin, TX

One-of-a-kind home nestled within a wooded and private nature setting in Cuernavacaâ€™s Lake Austin Estates.

Charming and warm with wood floors throughout, this two-bedroom, two-bath, plus second building shed/studio/office â€™artist retreatâ€™™. House has large wood-framed windows inviting plenty of sunshine, easily opening to invite fresh cross breezes on beautiful days.

The kitchen is spacious with broad cement countertops, a built-in stovetop and convection oven. The kitchen flows into a large living room and dining area with large open windows as well large double wood-framed doors that lead into a screened-in outdoor living porch overlooking nature and any visiting deer. A wide wood deck wraps around the back of the home. The master bedroom has a beautiful morning view of nature with a sliding door entrance to a covered cabana and private plunge pool and seating area for guests. Magical is the only word to describe it. Each of the two bedrooms have their own hallway and full bath that can be fully closed off with private entrances as well. The guest room has a steam shower and a back porch to sip coffee.

A delightful private office or small yoga retreat could come alive in the separate cottage on the side yard, with its own back porch



overlooking nature. Other amenities: laundry room with in-house vacuum system; Solar panels; electric car-charging station and a small private fire pit. A truly wonderful home, especially if you love nature and value being a five-minute walk to the Lake Hills Park Association private lake front park (association membership is voluntary) where you can swim, picnic, entertain kids on the playground or take your boat out (deed restrictions provide you can launch boat at park). Enchanting.....  
Open House Sunday Feb 27 11:00-1:00  
All information is deemed reliable, buyer and buyers agent to verify all info.

Built in 2010

### **Essential Information**

ListingFeed	abor_vow
MLS® #	2955093
List Price	\$1,300,000
Sale Price	\$1,275,000
Sale Date	April 6th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,436
Acres	0.62
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2909 Riviera Road
Subdivision	Austin Lake Estates Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78733

## Amenities

Utilities	Cable Available, Electricity Connected, Phone Available, Underground Utilities, Water Connected
Features	Common Grounds/Area, Clubhouse, Dog Park, Fishing, Gated, Lake, Playground, Park, Pool, Planned Social Activities
Parking	Additional Parking, Circular Driveway, RV Carport, Electric Vehicle Charging Station(s)
View	Neighborhood, Trees/Woods
Waterfront	Creek, Seasonal

## Interior

Interior	Concrete, Tile, Wood
Appliances	Dryer, Dishwasher, Electric Cooktop, Oven, Water Purifier
Heating	Central, Exhaust Fan, ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Outside
# of Stories	1
Stories	One

## Exterior

Exterior Features	Balcony, Exterior Steps, Garden, Lighting, Rain Gutters
Lot Description	Sloped Down, Garden, Native Plants, Many Trees
Windows	Double Pane Windows, Screens, Skylight(s)
Roof	Metal
Construction	Attic/Crawl Hatchway(s) Insulated, Blown-In Insulation, Frame, Radiant Barrier, Stucco
Foundation	Pillar/Post/Pier

## School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake