

# \$1,150,000 - 302 N Lake Hills Drive, Austin

MLS® #3046800

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## \$1,150,000

4 Bedroom, 3.00 Bathroom, 2,475 sqft  
Residential on 0.55 Acres

Lake Ridge Estates Sec 02, Austin, TX

Welcome to 302 N Lake Hills Dr, a sanctuary of sustainable living nestled in the heart of Cuernavaca. This captivating two-story home offers four bedrooms and three bathrooms, inviting you into 2,475 square feet of living space situated on .55 lush acres. Versatile spaces for a home office or business in a serene environment are seamlessly integrated into the property. The updated kitchen flows into the dining and main floor living room, adorned with walls of windows that invite the outdoors in. From charming Saltillo tile and natural bamboo floors downstairs to heart of pine wood floors upstairs, every detail exudes elegance. Two main level bedrooms, a full bathroom, a reading nook, and a private side entrance offer options for those desiring a home office. Ascend the spiral staircase to the second living area, where a vaulted wood-beamed ceiling and wood-burning stove create a cozy ambiance. The large primary suite, nestled on the second floor, is a haven of tranquility with a skylight and an enchanting private screened-in sleeping porch. Expansive outdoor living spaces include a covered front porch, ground-level patio, and a huge deck off the upstairs living area, perfect for entertaining. Immerse yourself in the all-natural swimming pool, featuring a shallow end for children and tranquil waterfalls—a private oasis harmonizing with wildlife as a "Certified Wildlife Sanctuary." Solar panels embrace sustainable living, ensuring a greener tomorrow. The Cuernavaca community boasts



two Lake Austin waterfront parks, offering swimming, hiking, fishing, and bird watching. Join the Lake Hills Community Association for exclusive waterfront access, including a private boat launch and swimming area. Conveniently located just 10 miles from downtown Austin, with acclaimed Eanes schools and low property tax rates, this home offers both luxury and practicality. Owner financing available!

Built in 1978

**Essential Information**

ListingFeed	abor_vow
MLS® #	3046800
List Price	\$1,150,000
Sale Price	\$1,065,000
Sale Date	April 26th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,475
Acres	0.55
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	302 N Lake Hills Drive
Subdivision	Lake Ridge Estates Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78733

**Amenities**

Utilities	Electricity Connected, See Remarks, Water Connected
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Features	Clubhouse, Gated, Lake, Park, Pool, Sport Court(s), See Remarks, Trails/Paths
Parking	Concrete, Driveway, Gravel
View	Pond, Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Bamboo, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Electric Oven, Electric Range, Electric Water Heater, Free-Standing Electric Range, Disposal, Microwave, Range Hood
Heating	Central, Electric, Wood Stove
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard, See Remarks
Lot Description	Garden, Level, Native Plants, Private, Many Trees, See Remarks, Trees Large Size, Waterfall
Windows	Aluminum Frames, Double Pane Windows, Skylight(s), Vinyl
Roof	Metal
Construction	Wood Siding
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake