

# \$1,150,000 - 8707 Mountain Ridge Drive, Austin

MLS® #3173077

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## \$1,150,000

3 Bedroom, 3.00 Bathroom, 2,357 sqft  
Residential on 0.26 Acres

Point West Of Westover Hills S, Austin, TX

This Westover Hills two-story nestled on a 1/4-acre lot will enchant you, blanketed in rich mature foliage and stonework. The backyard retreat was built for entertaining, housing a sparkling in-ground pool, a large covered patio, and plenty of lawn space for endless outdoor fun. Double doors welcome you into the home, where you will quickly notice the clean aesthetic, gorgeous white oak wood flooring, and a back wall featuring a charming gas log fireplace and numerous glass-paned windows and doors for a stunning backyard pool view. The expansive main level hosts a spacious family room, cozy den, 2 dining areas, a powder bath, and a gorgeous chef's kitchen. Abundant built-in features complete the home, presenting a beautiful design element plus functional storage. Ample white cabinetry envelops the expansive, bright island kitchen with an integrated dining table featuring granite counters, glass front upper cabinets, built-in desk, and entry to the back patio for easy dining al fresco! The second floor hosts a nook, ideal for office or homework space. The primary suite offers a generously sized bedroom open to the roomy bath featuring a dual vanity and french doors that lead you to a private balcony where you can enjoy sipping your morning coffee with tree-top views. Down the hall are second and third bedrooms, well-sized with a shared full bath. The backyard retreat will soon become your favorite space to entertain or unwind enjoying the refreshing pool and tranquil views of



mature trees. Westover Hills is a well established friendly community with one of the best locations in Austin, minutes from highly ranked schools, major highways, fabulous shopping, organic grocery stores, upscale dining, and major employers. Less than half a mile from Westover Hills Club pool and tennis courts, Hyridge Creek Park, and Mayfield Creek. Enjoy a lively Austin FC game, catch a movie at Alamo Drafthouse, roller skate indoors, or have a spa day at Milk & Honey all just minutes away.

Built in 1971

### Essential Information

ListingFeed	abor_vow
MLS® #	3173077
List Price	\$1,150,000
Sale Price	\$1,150,000
Sale Date	May 31st, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,357
Acres	0.26
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	8707 Mountain Ridge Drive
Subdivision	Point West Of Westover Hills S
City	Austin
County	Travis
State	TX
Zip Code	78759

## Amenities

Utilities	Above Ground Utilities, Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	Street Lights, See Remarks, Curbs
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Paved, Inside Entrance
# of Garages	2
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None
Has Pool	Yes

## Interior

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Built-In Electric Range, Built-In Oven, Cooktop, Double Oven, Dishwasher, Electric Cooktop, Exhaust Fan, Free-Standing Refrigerator, Disposal, Gas Water Heater, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Water Purifier Owned
Heating	Central, ENERGY STAR Qualified Equipment, Forced Air, Fireplace(s), Hot Water, Natural Gas
Cooling	Central Air, Ceiling Fan(s), Electric, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Log, Living Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Exterior Steps, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Sloped Down, Front Yard, Gentle Sloping, Sprinklers In Front, Interior Lot, Landscaped, Native Plants, Sprinkler - Rain Sensor, Many Trees, Sprinklers Automatic, Sprinklers On Side, Trees Large Size, Trees Medium Size
Windows	Blinds, Double Pane Windows, Insulated Windows, Screens, Skylight(s), Vinyl
Roof	Asphalt, Shingle
Construction	HardiPlank Type, Stucco

Foundation          Slab

**School Information**

District              Austin ISD

Elementary          Hill

Middle               Murchison

High                  Anderson