

\$1,950,000 - 1137 Elder Circle, Austin

MLS® #3524618

\$1,950,000

4 Bedroom, 3.00 Bathroom, 3,785 sqft
Residential on 1.16 Acres

Rob Roy On Lake Sec 02, Austin, TX

Welcome to 1137 Elder Circle. Ready for you to take the opportunity to call it your home and create memories and the lifestyle you deserve. A secluded 1.16-acre property located in the coveted Rob Roy neighborhood full of elegance and class. Enter the estate through a private driveway nestled along the creek to your one-story home featuring over 3,500 sqft. As you walk through the grand front door into the foyer you will view the wall-to-wall window dining area and your office ready with a built-in desk, shelving, and closet. Through the foyer you enter the formal dining room with a warm inviting ambiance that offers ample space for entertaining your friends and family, accommodating a large dining table and opens to your spacious kitchen and great room. Own a desired three car garage, two dedicated office spaces with French doors, four bedrooms, three full bathrooms, two dining areas, tall ceilings, a spacious kitchen with a center island that opens to the great room, and an expansive covered back patio overlooking the canyon with gorgeous panoramic views. Through the oversized laundry room go up the stairs to the walk-in attic ready for development. Primed with electrical, flooring, and windows. The yard back to green space with ultimate privacy and is leveled with an invisible fence ready for your backyard oasis visions to create a spectacular outdoor living space. The primary suite is lined with windows, an oversized open walk-in shower, jetted tub, with an exterior door leading out to a



wonderful deck that has a gas hookup ready for a hot tub. Every window provides scenery with an abundance of luscious trees, nature, and hill country. Enjoy the exemplary Eanes school district, low tax rate of 1.7%, and live conveniently located near the lake, loop 360, FM2244, exciting restaurants, and enjoy the abundance of shopping and entertainment.

Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	3524618
List Price	\$1,950,000
Sale Price	\$1,540,000
Sale Date	April 12th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,785
Acres	1.16
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1137 Elder Circle
Subdivision	Rob Roy On Lake Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Available, Water Available, Propane
Features	Common Grounds/Area, Community Mailbox
Parking	Garage, Garage Faces Side, Oversized, Private

# of Garages	3
View	Hills, Canyon, Creek/Stream, Park/Greenbelt, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Gas Cooktop, Gas Range, Gas Water Heater, Microwave
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Gas
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Landscaped, Level, Many Trees, Views
Windows	Skylight(s)
Roof	Composition, Shingle
Construction	Brick, Stone
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge
High	Westlake