

\$3,500,000 - 2905 Sparkling Brook Lane, Austin

MLS® #3828212

\$3,500,000

6 Bedroom, 7.00 Bathroom, 4,988 sqft
Residential on 0.35 Acres

Westview On Lake Austin Ph C, Austin, TX

Exceptional craftsmanship and fine detailing combine to distinguish this transitional residence on a private cul-de-sac property in Westview on Lake Austin. Elegantly detailed with coffered ceilings, trimmed interior arches, designer grasscloth, and rich hardwood throughout, this home hosts 4 bedrooms in the main house as well as a well-appointed 2/2 - 1 living guest house. Thermador dual fuel range/griddle, Sub-zero refrigerator, warming drawer, and two dishwashers are anchors to this chef's kitchen of honed marble with a large center island; while the butler's pantry offers serving capabilities and two Sub-Zero wine coolers. The upper-level owner's suite with two closets and a spa-like bath opens to a serene and gracious screened-in porch that overlooks the gorgeous backyard. Large windows and french doors from the living room fill the space with light and brings your focus to the captivating backdrop of the tall shade trees, the sprawling lawn, and refreshing pool with its waterfalls, hot tub, and beach area. The detached guest house affords use for many lifestyles. Its two bedrooms, two baths, kitchenette, stackable washer and dryer, and living area can facilitate working from home, friends, and family overnights or simply an extended space for family to relax. The pool room is tucked underneath and is home to a full bath, dressing area, and storage space. Accented by its Bevolo gas lantern, the cabana sits proudly surrounded by



extensive landscaping and features leuders stone, teak cabinets, and the home's third wood-burning fireplace. For additional security, this home is privately gated, pool safety gated, and the property monitored by video.Â Just 7 miles to downtown, minutes from Lake Austin, and all area schools, its proximity is indeed enviable.

Built in 1998

Essential Information

ListingFeed	abor_vow
MLS® #	3828212
List Price	\$3,500,000
Sale Price	\$3,200,000
Sale Date	July 28th, 2022
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,988
Acres	0.35
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2905 Sparkling Brook Lane
Subdivision	Westview On Lake Austin Ph C
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Underground Utilities
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Features	Common Grounds/Area, Gated, Sidewalks, Curbs
Parking	Covered, Door-Multi, Detached, Garage, Gated
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None
Has Pool	Yes

Interior

Interior	Marble, Stone, Wood
Appliances	Built-In Refrigerator, Dishwasher, Exhaust Fan, Electric Oven, Free-Standing Gas Range, Disposal, Gas Oven, Gas Water Heater, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Warming Drawer, Wine Refrigerator
Heating	Central, Electric, Natural Gas
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Living Room, Outside, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Lighting, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Cul-De-Sac, Backs to Greenbelt/Park, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Windows	Shutters, Window Treatments
Roof	Composition
Construction	Masonry, Stone
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake