

# \$1,450,000 - 4315 Far West Boulevard, Austin

MLS® #4089398

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## \$1,450,000

5 Bedroom, 4.00 Bathroom, 3,733 sqft  
Residential on 0.79 Acres

Northwest Hills, Austin, TX

A rare find on Meadow Mountain Top in North West Hills! A gorgeous double lot backing to green space with a true classic 70's home that can be renovated or perhaps torn down and build a dream home with views from all sides. Possibly a downtown view if you can build a second story. You will own Lots 37 and 38 and Lot 38 is nearly vacant-the home sits mostly on Lot 37. Room to build a pool and casita! All building code information is to be confirmed by the buyer. There is a huge space under the deck that does not have air conditioning at this time and is not included in the square feet. The deck, the living room, dining, and the primary bedroom suite all have amazing hill country views; an incredible advantage from a one-story home on nearly .80 of an acre at one of the highest points in Northwest Hills. This home boasts a private entrance and yard in addition to all the decking. A large primary suite with double closets, a balcony, and a large bath. Four more bedrooms with Jack and Jill baths plus a powder room off of the living. A formal dining, huge kitchen with a downdraft griddle/grill in addition to the cooktop and oven all with a nice breakfast area leading out to a wrap-around deck and VIEWS. A place to truly call home a sanctuary. The three-car garage is accessed through a breezeway from the front door or a side door leading from the wing with the four bedrooms. Other owner conveniences are a large cedar closet, washer and dryer hookups in both the hallway closet and in the garage plus two workshop areas in the



garage. A bricked-in space for a KOI Pond with a liner in the backyard. The home can easily live as four or five bedrooms and two or three living rooms depending on your personal needs. There is a small easement at the bottom corner of lot 38 for the neighbor's driveway. Few lots like this one! This is an estate sale and is being sold strictly as-is.

Built in 1970

### Essential Information

ListingFeed	abor_vow
MLS® #	4089398
List Price	\$1,450,000
Sale Price	\$1,755,000
Sale Date	November 1st, 2021
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,733
Acres	0.79
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	4315 Far West Boulevard
Subdivision	Northwest Hills
City	Austin
County	Travis
State	TX
Zip Code	78731

### Amenities

Utilities Cable Available, Electricity Connected, Natural Gas Not Available, Sewer Connected, Water Connected, Underground Utilities

Features	Playground, Street Lights, Trash Pickup Door to Door, Trails/Paths
Parking	Additional Parking, Circular Driveway, Door-Multi, Garage, Kitchen Level, Lighted, Oversized, Parking Pad, Garage Faces Side, Storage, Workshop in Garage
# of Garages	3
View	Park/Greenbelt, Hills, Panoramic, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Laminate, Wood
Appliances	Built-In Electric Oven, Down Draft, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Water Heater, Disposal, Indoor Grill, Plumbed For Ice Maker, Refrigerator, Range Hood
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Rain Gutters, See Remarks
Lot Description	Back Yard, Front Yard, Native Plants, Rolling Slope, Many Trees, See Remarks, Trees Large Size, Views
Windows	Blinds, Double Pane Windows, Window Treatments
Roof	Composition
Construction	Brick
Foundation	Pillar/Post/Pier, Slab

### **School Information**

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson