

# \$2,500,000 - 6907 Ladera Norte, Austin

MLS® #4138149

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## \$2,500,000

4 Bedroom, 6.00 Bathroom, 4,272 sqft  
Residential on 0.39 Acres

North Cat Mountain Sec 02, Austin, TX

Perched atop one of the most stunning landscapes in Austin with idyllic canyon views, this custom built NW Hills estate underwent a major remodel with over \$350k in upgrades. This modernized brick home boasts a tile & metal roof & more than 4,200 sqft of open-concept living areas, a main-floor primary retreat & multiple outdoor spaces for entertaining amidst panoramic views & breathtaking sunrises. Upscale wide plank white oak flooring marries stylized ceilings & crown molding enhanced w/designer light fixtures, custom built-ins & picturesque windows that provide an amazing backdrop to every room. The main floor is well-designed w/a formal dining room & home office with its own gas log fireplace near the main entry along w/a sprawling living room featuring high ceilings, built-ins, a wet bar, gorgeous gas fireplace & easy access to the kitchen & terrace making it the perfect setting for hosting gatherings. The chef's kitchen is curated w/an oversized leathered granite center island + breakfast bar while polished limestone countertops frame out the abundance of cabinets enhanced w/elegant gold hardware & high-end stainless steel appliances. The spacious primary retreat offers ultimate privacy w/direct terrace access, 2 custom walk-in closets & a spa-like primary bath anchored by a 2-person walk-in frameless glass shower, dbl vanity & soaking tub that will leave you swooning! 3 large bedrooms + 2 full baths on the upper level paired w/a guest



quarters/game room on the lower level featuring a second full kitchen, full bath + separate entrance complete this exquisite property. The lower level offers limitless possibilities for an au pair suite, airbnb quarters, private office or future entertainment space. The backyard offers 2 levels of play areas. You can have all it all in a prime location nearby Bull Creek District Park & feeding to excellent schools in one of the most sought after communities in Austin.

Built in 1985

### Essential Information

ListingFeed	abor_vow
MLS® #	4138149
List Price	\$2,500,000
Sale Price	\$2,375,000
Sale Date	March 15th, 2023
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,272
Acres	0.39
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	6907 Ladera Norte
Subdivision	North Cat Mountain Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78731

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, High Speed Internet Available, Phone Connected
Features	See Remarks, Curbs
Parking	Attached, Circular Driveway, Door-Single, Driveway, Garage, Garage Faces Side, Parking Pad
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Hills, Trees/Woods, Canyon, Panoramic
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Free-Standing Gas Oven, Free-Standing Gas Range, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Wine Refrigerator, Bar Fridge, Built-In Oven, Down Draft, Trash Compactor, Warming Drawer
Heating	Central, Natural Gas, Forced Air, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Gas Log, Gas Starter, Raised Hearth, See Remarks
Stories	Three Or More

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Private Yard, Rain Gutters, Lighting
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Native Plants, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size, Views, Landscaped, Private
Windows	Double Pane Windows, Screens, Bay Window(s), Skylight(s), Wood Frames
Roof	Tile, Metal
Construction	Brick, Masonry, Stucco
Foundation	Pillar/Post/Pier, Slab, Combination

### **School Information**

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison

High

Anderson