

# \$1,100,000 - 10205 Aqua Verde Court, Austin

MLS® #4453376

---

## \$1,100,000

3 Bedroom, 3.00 Bathroom, 2,187 sqft  
Residential on 0.70 Acres

Aqua Monte Sec 02, Austin, TX

Cuernavaca area one of a kind!! 10205 Aqua Verde CT & 10204 Aqua Azul. TRUE double lot property in top rated Eanes ISD. .35 acre each and .7 acre total! One of the original owners in Cuernavaca with pride in ownership that shows. Once in a lifetime opportunity to own TWO cul-de-sac back to back lots with a beautiful 2000 SQFT home, pool, garden cottage, pergola, and Lady Bird Johnson Wildflower Center "like" grounds. This home & garden house has been featured on numerous garden tours. You are purchasing 10205 Aqua Verde Court + 10204 Aqua Azul court as a package deal. The opportunities and possibilities are endless. 1) Live in 10205 Aqua Verde court as is with beautiful, serene grounds, pool, garden cottage, HUGE backyard, and tons of privacy. 2) Split off the back lot after purchase and build a beautiful spec home on a private cul-de-sac lot. (see neighbor's house at MLS 8715033 for an example). 3) Plenty of room to build a second home, AirBNB, or Investment property on the Azul lot! Owning in Cuernavaca gives you the ability to get on the waiting list to join one of Austin's best kept secrets, Lake Hills estates Lake Austin water park! Complete with Lake access, boat ramp, private beach, pool and much more! Full survey packet in the attachments with a list of upgrades. Tax rate 1.5! \*\*\*\*Appraisal done 9/14/2022 on just 10205 Aqua Verde CT in attachments. Appraisal came in at \$1.1M. This means you are almost getting 10204 Aqua Azul lot for



free! Walk into instant equity!\*\*\*\*\*Fence  
behind pool house is included with the sale.  
The seller is just using it for fenced  
storage\*\*\*\*Seller says sell! Look at attached  
appraisal and comps\*\*\*This is a steal!\*\*

Built in 1979

### Essential Information

ListingFeed	abor_vow
MLS® #	4453376
List Price	\$1,100,000
Sale Price	\$1,050,000
Sale Date	August 14th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,187
Acres	0.70
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	10205 Aqua Verde Court
Subdivision	Aqua Monte Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78733

### Amenities

Utilities	Electricity Connected
Features	Park, Trails/Paths
Parking	Attached, Garage Faces Front
# of Garages	2
View	Pool, Rural, Trees/Woods

Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Disposal, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Native Plants, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Windows	Blinds
Roof	Asphalt
Construction	Stone
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake