

\$1,750,000 - 1607 Lipan Trail, Austin

MLS® #4455068

\$1,750,000

4 Bedroom, 3.00 Bathroom, 3,219 sqft
Residential on 0.40 Acres

Austin Lake Hills Sec 01, Austin, TX

Beautifully crafted Hill Country modern luxury home in the sought-after neighborhood of Austin Lake Hills in Eanes ISD. This open concept home is an entertainer's dream with custom features throughout. The living/kitchen/dining area extends directly into the glassed-in outdoor living space with double glass doors on both sides for an expansive entertaining space leading directly to the showstopping pool. The zero-edge pool features beautiful blue tile, a large sunning platform, and an elevated hot tub. The outdoor space also features multiple seating areas, a fire pit, an outdoor kitchen, an outdoor shower, and surrounding views of the gorgeous greenbelt. The one-of-a-kind kitchen features rich wood cabinetry, a gas range top with a stainless hood vent, stacked double ovens, an in-island sink and microwave, all balanced by timeless white countertops and backsplash. The primary bedroom features double doors that open to the pool, a large bathroom with a walk-in shower, a soaking tub, and double vanity. All bathrooms feature custom tile work. The spacious laundry room features more custom tile work, ample hanging space, and spacious cabinets making your storage dreams come true. Eligible for Lakeside Park membership with boat dock. Minutes from the water, coffee houses, restaurants, Hill Country boutique hotels, and more. Close to Lakeway, Lake Travis, Bee Cave, The Hill Country Galleria, and just 30 minutes to Downtown Austin and Austin-Bergstrom International



Airport.

Built in 2014

Essential Information

ListingFeed	abor_vow
MLS® #	4455068
List Price	\$1,750,000
Sale Price	\$2,216,000
Sale Date	March 24th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,219
Acres	0.40
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1607 Lipan Trail
Subdivision	Austin Lake Hills Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Available, Propane
Features	Gated, Playground, Park, Pool
Parking	Attached, Door-Multi, Detached Carport, Door-Single, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Creek/Stream
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Washer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Outside, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Barbecue, Dog Run, Gas Grill, Outdoor Grill, Private Yard, Rain Gutters, Fire Pit
Lot Description	Back Yard, Front Yard, Gentle Sloping, Native Plants, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Windows	Double Pane Windows, Window Treatments
Roof	Composition
Construction	HardiPlank Type, Masonry, Stucco
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake