

# \$1,399,900 - 1804 Cliffwood Drive, Austin

MLS® #4646280

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## \$1,399,900

3 Bedroom, 2.00 Bathroom, 2,100 sqft  
Residential on 0.49 Acres

Aqua Monte, Austin, TX

Incredible location in Westlake neighborhood, situated on a bluff with spectacular panoramic views of Lake Austin! Back deck at edge of property catches the magic of the expansive views of the river, with opportunity to extend out buildable ground. ETJ and NO HOA, you have more freedom to make this the custom home of your dreams. The house has some renovations in the recent years, lots of natural light, high ceilings, and flexible floor plan that has the ability to be a 3 bedroom. There is a two car garage with lots of storage opportunity, and onsite boat storage structure. New construction of high end homes on either side of lot. Hang out at Commons Ford lake park with the family, or the Austin Lake Hills community park with a buoyed lake swimming area, grills, volleyball nets, basketball court, and play space. This is your chance to own one of the last lots with true lake views!



Built in 1974

## Essential Information

ListingFeed	abor_vow
MLS® #	4646280
List Price	\$1,399,900
Sale Price	\$1,100,000
Sale Date	May 16th, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	2,100
Acres	0.49
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1804 Cliffwood Drive
Subdivision	Aqua Monte
City	Austin
County	Travis
State	TX
Zip Code	78733

### **Amenities**

Utilities	Above Ground Utilities, Sewer Not Available
Features	Clubhouse, Dog Park, Lake, Playground, Park, Pool, Restaurant
Parking	Garage
# of Garages	2
View	Lake
Waterfront	Lake Privileges

### **Interior**

Interior	Carpet, Concrete, Linoleum
Appliances	Built-In Gas Oven, Built-In Gas Range, Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Lot Description	Back Yard, Front Yard, Level, Many Trees, Views
Windows	Window Treatments
Roof	Metal
Construction	Frame, Masonry, Stone

Foundation          Slab

**School Information**

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake