

\$1,370,000 - 303 Westlake Drive, West Lake Hills

MLS® #4841161

\$1,370,000

0 Bedroom, 0.00 Bathroom,
Lots and Acreage on 0.35 Acres

Westlake Park Sec 02, West Lake Hills, TX

Discover the boundless potential of this rare opportunity in the heart of West Lake Hills! The visionary owner is open to an enticing financing option, offering a remarkable 2% interest rate over a 30-year term with a 20% down payment (3-year balloon). Boasting a generous lot size of 0.35 acres (15,220 sq ft) and nestled within the esteemed Eanes

Independent School District, this parcel presents an exceptional canvas to actualize your dream home with the capability to construct up to 3,800 sq ft of living space (per City of West Lake Hills, buyer to confirm setbacks and impervious coverage). Revel in the promise of an excellent investment opportunity, as recent new home construction costs in the coveted Westlake Area have averaged +/- \$1,000 per sq ft, making this property an opportune venture.

The property is already connected to county water and city sewage systems. The strategic location offers seamless access to a plethora of amenities, from Barton Creek Mall, to charming coffee shops and restaurants while being just 5 minutes from vibrant Downtown Austin. Enjoy the ease of being within walking distance to Eanes Elementary School (0.4 miles) / Westlake High School (1 mile) and relish in the fact that both Randall's and HEB are within a short drive, with Randall's just a mile away and HEB a



mere 1.8 miles. Situated within a highly desirable neighborhood undergoing substantial transformation, this property captures the essence of West Lake Hills' charm! Recent appraisal based on lot value available upon request.

Essential Information

ListingFeed	abor_vow
MLS® #	4841161
List Price	\$1,370,000
Sale Price	\$945,000
Sale Date	January 29th, 2024
Bathrooms	0.00
Acres	0.35
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

Community Information

Address	303 Westlake Drive
Subdivision	Westlake Park Sec 02
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Curbs, Suburban
View	None
Waterfront	None

Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Back Yard, Level, Few Trees, Trees Large Size

School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake