

\$1,300,000 - 17511 Hamilton Pool Road, Austin

MLS® #4870093

\$1,300,000

5 Bedroom, 2.00 Bathroom, 980 sqft
Residential on 5.24 Acres

none, Austin, TX

Incredible short term income opportunity or family compound! This property encompasses nearly 5.5 acres and features lovely mature oaks and is cleared of most of the cedar, with metal privacy fencing surrounding the entire perimeter, gated entrance and directly behind Fetch Food Park. Situated amongst the trees are 3 small structures of impeccable workmanship, with an additional slab ready to accommodate a 4th structure which could be roughly 2-3 bedrooms depending on the layout. The main house has 3 bedrooms, 2 bathrooms with an oversized carport plus a separate guest quarters attached. The house has been completely updated and in excellent condition. There's also a 2 story metal guest house which has a fully finished exterior and mostly finished interior but still needs to be finished out with a kitchenette(s) and bathrooms. The downstairs features two sets of French doors that flood that space with natural light, and would lend themselves to creating two separate downstairs units with the simple addition of an interior wall and bathrooms added along the backside of the structure. The rainwater holding tank is located under the slab of this structure. The upstairs has a direct separate entrance allowing it to be turned into a separate unit, if so desired. The 3rd unit is a fully framed and sided bungalow kitchen & bathroom area that needs interior finish-out and other finishes before being used. Lots of open level space to create entertainment areas, as well as add additional



tiny homes and even a pool! The property is serviced by both a well and rainwater tanks, a septic system and leased propane tank (see attached details). Ideally situated between Dripping Springs and Bee Cave, and within LTISD this location is perfect to take advantage of all the surrounding attractions. Opportunities like this are hard to come by!

Built in 1977

Essential Information

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|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 4870093 |
| List Price | \$1,300,000 |
| Sale Price | \$1,250,000 |
| Sale Date | May 6th, 2022 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 980 |
| Acres | 5.24 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

| | |
|-------------|--------------------------|
| Address | 17511 Hamilton Pool Road |
| Subdivision | none |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78738 |

Amenities

| | |
|-----------|---|
| Utilities | Electricity Connected, Propane, Water Connected |
| Features | None |
| Parking | Carport, Outside, Private, Storage |

| | |
|------------|-------|
| View | Hills |
| Waterfront | None |

Interior

| | |
|-----------------|---|
| Interior | Concrete, Wood |
| Appliances | Free-Standing Electric Oven, Refrigerator |
| Heating | Central, Fireplace(s), Wood Stove |
| Cooling | Ceiling Fan(s), Wall/Window Unit(s) |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters, See Remarks |
| Lot Description | Cleared, Level, Private, See Remarks, Trees Medium Size |
| Windows | Double Pane Windows |
| Roof | Composition, Metal, See Remarks |
| Construction | Metal Siding, Vertical Siding |
| Foundation | Pillar/Post/Pier, Slab, See Remarks |

School Information

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|------------|------------------------|
| District | Lake Travis ISD |
| Elementary | Bee Cave |
| Middle | Bee Cave Middle School |
| High | Lake Travis |