

\$1,897,000 - 1207 Silver Hill Drive, Austin

MLS® #5036532

\$1,897,000

3 Bedroom, 3.00 Bathroom, 2,719 sqft
Residential on 0.36 Acres

Rolling Hills West, Austin, TX

This fixer-upper situated on the cusp of Austin and West Lake Hills is 1207 Silver Hill Drive - a 1978 custom built; single-story ranch style home conveniently located within two blocks of Westlake High School as part of the highly rated Eanes Independent School District. Priced at its recent appraisal (see agent for copy), the home is just a five-minute drive to downtown Austin.

1207 Silver Hill Drive features 3 Bedrooms/2.5 Bathrooms/2-car garage and a total living area of 2,719 SQ FT (per appraiser). Step inside and be greeted with a formal foyer leading into the expansive, main living area equipped with high ceilings and an abundance of natural light. During the hot Texas summers like this one, explore your endless opportunities with the large, flat backyard at your disposal. When duty calls, revel in proactivity and solitude overlooking the street from your home office - away from noise and distractions. For quiet times, retire to your private owners' suite complete with a double vanity and large walk-in closet. As a bonus, enjoy your own access to the backyard in addition to a private patio overlooking the lot.

The home is adept to accommodate any and all types of guests. The open floor plan makes it easy to entertain groups of all sizes and social settings - the previous owners frequently held neighborhood potlucks. Enjoy a hearty meal in the formal dining area and retreat to the great room for quality time with those close to you. For overnight guests, utilize one or two



secondary bedrooms fixed privately from the main floor plan.

1207 Silver Hill Drive is nothing short of a remodeler's special! The desired Rolling Hills West neighborhood is in heavy transition and within earshot of the Barton Creek Mall, H-E-B, Randall's, restaurants, and coffee shops. The home is ready for your updates to take it to its next chapter through some minor updating or a major remodel - let your imagination do the work!

Built in 1978

Essential Information

ListingFeed	abor_vow
MLS® #	5036532
List Price	\$1,897,000
Sale Price	\$1,500,000
Sale Date	February 14th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,719
Acres	0.36
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1207 Silver Hill Drive
Subdivision	Rolling Hills West
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected
Features	Trails/Paths
Parking	Door-Multi, Driveway, Garage Faces Front, Garage, Paved
# of Garages	2
View	None
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Cooktop, Gas Water Heater, Microwave, Refrigerator, Freezer
Heating	Central
Cooling	Central Air, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Trees Medium Size, Open Lot
Windows	Screens
Roof	Shake, Wood
Construction	Brick, Stone
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Cedar Creek (Eanes ISD)
Middle	Hill Country
High	Westlake