

# **\$8,999,000 - 1305 N Weston Lane, Austin**

MLS® #5094202

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## **\$8,999,000**

3 Bedroom, 5.00 Bathroom, 3,363 sqft  
Residential on 1.08 Acres

Rob Roy On Lake Sec 01, Austin, TX

Introducing Luxe on Lake Austin. A rare opportunity for modern turnkey living on the highly coveted shores of Lake Austin. Located behind the private gates of Rob Roy on the Lake, experience the Lake Austin lifestyle in this stunning entertainer's home with approximately 170 feet of waterfront shore line, and a two-story, two-slip modern boat dock.

Fully redesigned and meticulously renovated in 2018, this dynamic home is equipped with modern, high-end amenities and an open floor plan with three king-sized bedrooms, and four and a half bathrooms. The luxurious kitchen boasts European white oak cabinetry, an oversized quartzite island, custom designed lighting, and Wolf and Subzero luxury appliances. Polished concrete flooring runs throughout the home and floor-to-ceiling windows capture stunning views from every room.

No expense was spared to create this luxe lakefront retreat. Stepping outside through impressive multi-slider glass doors, the lush landscaping and gently sloping lawn amplify the serenity of Lake Austin. Enjoy two large covered patios, a built-in gas grill, infrared heaters, smart built-in speaker system, and gorgeous turquoise infinity edge pool with an integrated heated spa. The Texas Leuders limestone and stucco exterior is complemented by a standing seam metal roof,



and western red cedar plank accents. When the lake is your destination, the 2018 built two-story steel and concrete boat dock is equipped with two boat slips, a hydraulic boat lift, a sprawling sun deck, and ample storage for water toys. You will find spaces ideal for entertaining in every season. Rarely does a turn-key modern home become available in this sought-after lakeside community, zoned to exemplary Eanes ISD schools, and within 10 miles of downtown Austin. Take a look at Luxe on Lake Austin today.

Built in 1987

**Essential Information**

ListingFeed	abor_vow
MLS® #	5094202
List Price	\$8,999,000
Sale Price	\$8,700,000
Sale Date	May 17th, 2023
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,363
Acres	1.08
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	1305 N Weston Lane
Subdivision	Rob Roy On Lake Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78733

## Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	Gated, Lake
Parking	Attached, Circular Driveway, Garage
# of Garages	2
View	Lake, Panoramic
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front, Lake Privileges
Has Pool	Yes

## Interior

Interior	Concrete
Appliances	Built-In Gas Range, Built-In Refrigerator, Dishwasher, Disposal, Ice Maker, Range Hood, Bar Fridge, Wine Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Primary Bedroom, Propane
# of Stories	1
Stories	One

## Exterior

Exterior Features	Barbecue, Boat Slip, Garden, Lighting, Boat Lift, Boat Lock, Boat Ramp
Lot Description	Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Private, Sprinklers Automatic, Views
Windows	Double Pane Windows, Display Window(s)
Roof	Metal
Construction	Glass, Concrete, Stone, Stucco
Foundation	Slab

## School Information

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge
High	Westlake