

\$1,800,000 - 427 Ridgewood Road, West Lake Hills

MLS® #5224395

\$1,800,000

3 Bedroom, 3.00 Bathroom, 2,251 sqft
Residential on 0.27 Acres

Ridgewood Village Sec 02, West Lake Hills, TX

This Westlake Hills home in the renowned Eanes ISD showcases the traditional definition of mid-century modern architecture. The minimalist aesthetic is seen in the custom designed home. Numerous energy-efficient windows bring the sense of the outdoors in with views of mature native oak trees in the heavily shaded yard. The house originally constructed in 1960 was torn down and rebuilt except for 2 walls in 2005. The original A.D. Stenger facade of the home was maintained throughout the 2005 new construction, preserving the angular characteristics of this architectural style. The 2005 new construction refinished the original terrazzo floor and the exposed Douglas fir wood beams in the living/kitchen/dining open concept space. A stand-up attic added approximately 500 square feet of usable storage space in an essentially climate-controlled environment. The private master suite was enlarged, creating a ground floor screened-in 240 square-foot bonus room (which is not listed in the current appraisal district records but will be added when the plans are completed to air condition the room with a mini split unit by the owner). The complete new construction embraced green building techniques which yield high energy efficiency and low utility costs to the homeowner. Pex plumbing, on-demand water heater, spray foam insulated walls and 8 inch SIP roof are a few of the upgrades you will find in this custom home. The low tax rate of 1.85, Eanes ISD schools,



and proximity to Zilker park, Barton Springs, and downtown make this a highly sought after property!

Built in 2005

Essential Information

ListingFeed	abor_vow
MLS® #	5224395
List Price	\$1,800,000
Sale Price	\$1,800,000
Sale Date	March 7th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,251
Acres	0.27
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	427 Ridgewood Road
Subdivision	Ridgewood Village 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	Playground, Park, Pool, Tennis Court(s), Trails/Paths
Parking	Carport
View	None
Waterfront	None

Interior

Interior	Concrete, Tile, Wood
Appliances	Dishwasher, Free-Standing Refrigerator, Gas Cooktop, Disposal, Gas Oven, Gas Range, Water Softener Owned, Tankless Water Heater
Heating	Central
Cooling	Central Air, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Landscaped, Sprinklers Automatic, Trees Large Size
Windows	Double Pane Windows, Vinyl
Roof	Metal
Construction	Shake Siding, Stone
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake