

# \$1,850,000 - 6003 Rittenhouse Shore Drive, Austin

MLS® #5259741

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## \$1,850,000

4 Bedroom, 6.00 Bathroom, 4,342 sqft  
Residential on 0.74 Acres

Lakeland Hills Sec 01, Austin, TX

Please forward PRE-APPROVAL prior to showing - Watch Youtube video to see all the amazing views - Have you ever dreamed of owning a home on Lake Travis... look no further. This amazing property is located in a peaceful community next to the Austin Yacht Club. It has direct access to a deep water boat ramp and beach just off the back yard. There is a well maintained community park for family gatherings and sailboat watching beyond the back yard as well. The property boasts three living quarters. The main home is two story, with 3 oversized bedrooms, 3 and 1/2 bathrooms, a downstairs living area, an upstairs entertainment / theater room with balcony, and a side porch extending into a large deck with a hot tub - all with amazing lake and sunset views. There is a detached carport luxury efficiency apartment recently remodeled with 525 sq ft of living space, all new appliances, central a/c unit, and washer and dryer connections. The detached two car, RV garage is currently home to a boat, jet ski, Harley, mini bike, two full size cars and lawn equipment. Above the garage youâ€™™ find a one bedroom newly remodeled luxury apartment with approximately 600 sq ft of living space, new kitchen and cabinetry with breath taking views of the lake and adjacent HOA Park's gorgeous Heritage Oaks. The garage apartment also has central a/c with washer/dryer connections located in the garage. This property is packed with amenities that can only be fully appreciated on site.



There is nothing more needed to enjoy your new home except maybe your favorite dessert or cocktail on the back porch. Boating and jet skiing are a breeze. Just drive your boat from your garage around the HOA Security gate and down the boat ramp. There are no HOA or ramp fees. Swimming and kayaking are as easy as walking a few steps beyond the back yard and into the lake.

<https://www.youtube.com/watch?v=s8mUkCfu6YE>

Built in 1966

### Essential Information

ListingFeed	abor_vow
MLS® #	5259741
List Price	\$1,850,000
Sale Price	\$1,850,000
Sale Date	January 27th, 2022
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,342
Acres	0.74
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	6003 Rittenhouse Shore Drive
Subdivision	Lakeland Hills Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78734

### Amenities

Utilities	Above Ground Utilities, See Remarks
Features	Gated, Park
Parking	Boat, Carport, Driveway, Garage
# of Garages	3
View	Hills, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront

### **Interior**

Interior	Tile, Wood
Appliances	Convection Oven, Dishwasher, Free-Standing Refrigerator, Disposal, Microwave, Wine Cooler
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Landscaped, Level, Moderate Trees, Private, Sprinklers Automatic, Views
Windows	Blinds
Roof	Metal
Construction	HardiPlank Type, Masonry
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Lake Travis
Middle	Hudson Bend
High	Lake Travis