

# \$2,200,000 - 4820 Rollingwood Drive, Rollingwood

MLS® #5389169

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## \$2,200,000

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 0.35 Acres

Timberline Terrace Sec 03, Rollingwood, TX

Rollingwood! Move in, add on, or tear down:  
the value of the property is the lot itself.

Multiple Offers, Deadline to submit offers:  
MONDAY, 5pm. Framed by magnificent  
hardwood trees providing a canopy of shade,  
this vintage 1960's two-story home is  
situated on a fabulous level .35-acre lot,  
115' x 133', in the heart of  
Rollingwood. Located across from the park  
and swimming pool, the property offers an  
idyllic setting reminiscent of times past. The  
tiny and charming municipality of Rollingwood  
is less than one square mile and has its own  
mayor, city council, police force (never far  
away!), building codes and administration, and  
low tax rate that is the envy of those in the City  
of Austin. Adjacent to Zilker Park (ACL fest,  
the Trail of Lights, more), in walking distance  
to shopping, restaurants, and services, and  
less than three miles from downtown (2.7  
miles to 5th & Lamar via Barton Springs Rd),  
the city has become one of the most  
highly-sought destinations in the area. In  
addition, the property is located in the  
highly-acclaimed Eanes School District. This is  
a rare opportunity to secure a close-in, prime,  
level lot in a premier neighborhood. Live the  
charming lifestyle that Rollingwood provides.  
Call your architect/builder and get started!  
Other notes: - This vintage home features an  
amazing floor plan for its time with large  
bedrooms and closets and an indoor utility  
room; the family room was added in 1970 and  
the game room upstairs was built in the early



1980â€™s from an upstairs porch - No popcorn ceilings! - Sprinkler system - 2,030 square feet per Floor Plan Graphics (FPG); the game room upstairs is not heated or cooled and provides an additional 402 square feet (per FPG) - property extends beyond the chain-link fence (dog run) - Estate sale; the owner lived in the home since 1970 - exterior photos were taken in October, 2021

### Essential Information

ListingFeed	abor_vow
MLS® #	5389169
List Price	\$2,200,000
Sale Price	\$2,524,000
Sale Date	March 24th, 2022
Bathrooms	0.00
Acres	0.35
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

### Community Information

Address	4820 Rollingwood Drive
Subdivision	Timberline Terrace Sec 03
City	Rollingwood
County	Travis
State	TX
Zip Code	78746-5649

### Amenities

Utilities	Above Ground Utilities, Electricity Connected, Sewer Connected, Water Available
Features	Common Grounds/Area, Dog Park, Playground, Park, Sport Court(s), See Remarks, Suburban, Trails/Paths, Curbs
View	Park/Greenbelt
Waterfront	None

### Exterior

Exterior Features Dog Run, Garden

Lot Description Back Yard, Front Yard, Garden, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size, Level

### **School Information**

District Eanes ISD

Elementary Eanes

Middle Hill Country

High Westlake

### **Additional Information**

Zoning city