

# \$2,250,000 - 1 Shadybrook Cove, Austin

MLS® #5846382

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## \$2,250,000

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 1.72 Acres

Westlake Highlands, Austin, TX

Solid 4BR-2 1/2 Bath stone/frame split-level house with pool is in excellent shape, but real value is in the land. 1.72 acres on a portion of Bee Creek which has water year-round most years. UT Professor of Botany Guy Thompson and his wife Eileen first saw this remarkable property in 1967; they bought it immediately, and by 1968 they had built their house and moved in. Their three children all agree this was a unique and magical place in which to spend a childhood. The Thompsons treated this property as a nature preserve, with plantings, trails, cliffs, and springs making the land here seem far from civilization. Bee Creek is a prominent part of the view from the back porch and patio. The house and pool are on the east side of the creek, which is in unincorporated Travis County. West side of the creek is in the City of West Lake Hills (no city taxes, though). At the rear of the property is a grotto (think miniature Hamilton Pool) which adds its own magic. This is truly a one-of-a-kind property which must be seen to be appreciated. One of only two properties that front on Shadybrook Cove.... Green, serene, secluded, private, quiet, and beautiful.



## Essential Information

ListingFeed	abor_vow
MLS® #	5846382
List Price	\$2,250,000

Sale Price	\$2,260,000
Sale Date	December 5th, 2022
Bathrooms	0.00
Acres	1.72
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

### **Community Information**

Address	1 Shadybrook Cove
Subdivision	Westlake Highlands
City	Austin
County	Travis
State	TX
Zip Code	78746

### **Amenities**

Utilities	Above Ground Utilities, Electricity Available, Sewer Not Available, Water Available, Natural Gas Not Available
Features	None
View	Hills, Creek/Stream, Canyon
Waterfront	Creek

### **Exterior**

Lot Description	Garden, Gentle Sloping, Native Plants, Many Trees, Rolling Slope
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### **School Information**

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake