

\$3,500,000 - 10908 River Terrace Circle, Austin

MLS® #5860350

\$3,500,000

4 Bedroom, 4.00 Bathroom, 3,387 sqft
Residential on 0.64 Acres

PANORAMA RANCH SEC 1, Austin, TX

The best deal you can find with a boat dock on
Lake Austin!

Panorama Ranch is made up of just 20 properties. It's at the bottom of picturesque Commons Ford Road, and once you arrive, you're in a world of your own. It feels like a throwback to a community from decades ago where the pace is relaxed, and neighbors look after one another. As you pull into the neighborhood, it's hard not to see somebody walking their dog, or kids with their friends playing in the open meadow or getting suited up to go out on the boat.

What makes Panorama Ranch so unique is its access to Lake Austin. There are 11 homes directly on the water and the remaining homesites all enjoy a private boat slip within the neighborhood. This home is one of the lucky ones that comes with a two-story dock. There's a patio above and a gate where you can jump off into the waters of Lake Austin below.

The home is over 3,000 square feet and looks like it belongs on the pages of Architectural Digest - which is only fitting seeing as it was designed by acclaimed architect Jeffrey Berkus as his own personal residence. The home was most recently updated in 2021 and you're going to find a turnkey opportunity that doesn't even need a fresh coat of paint. In addition to the main house is a beautiful,



detached home office, and guest bedroom.

These owners have enjoyed raising their children and living here for more than 20 years and are excited to pass the baton for the next owner to enjoy as much as they have.

Built in 1995

Essential Information

ListingFeed	abor_vow
MLS® #	5860350
List Price	\$3,500,000
Sale Price	\$3,088,000
Sale Date	February 7th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,387
Acres	0.64
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	10908 River Terrace Circle
Subdivision	PANORAMA RANCH SEC 1
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Cable Available, Electricity Available, Water Available
Features	Common Grounds/Area, Dog Park, Fishing, Lake, Park, Trails/Paths
Parking	Gravel, Open, Outside
View	Neighborhood, Trees/Woods
Is Waterfront	Yes

Waterfront Lake Front, Waterfront

Interior

Interior Carpet, Concrete, Slate

Appliances Down Draft, Dryer, Dishwasher, Gas Cooktop, Disposal, Microwave, Oven, Refrigerator, Wine Cooler, Washer

Heating Central, Electric, Fireplace(s)

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Stone

of Stories 2

Stories Two

Exterior

Exterior Features Balcony, Boat Slip, Exterior Steps

Lot Description Landscaped, Private, Rock Outcropping, Many Trees, Sloped Up, Trees Large Size, Trees Medium Size

Windows Drapes, Wood Frames

Roof Metal

Construction Frame

Foundation Slab

School Information

District Eanes ISD

Elementary Valley View

Middle West Ridge

High Westlake