

\$1,825,000 - 1101 Village West Drive, Austin

MLS® #6289085

\$1,825,000

4 Bedroom, 5.00 Bathroom, 3,491 sqft
Residential on 0.33 Acres

Austin Lake Hills Sec 01, Austin, TX

Embark on an unparalleled luxury journey at 1101 Village West Drive, a newly constructed gem in the heart of Cuernavaca, the single best investment opportunity remaining within west Austin, bar none. This 3,491 sq ft corner lot marvel in Eanes ISD, the best school district in Texas, is not merely a residence; it's a unique chance to invest in a property with the lowest price per square foot for new construction west of town. What's more, it boasts an impressively low tax rate of just over 1.5%, further enhancing its appeal.

An extraordinary aspect of this property is the direct access to Lake Austin through the voluntary Lake Hills Community Association. This exclusive access grants homeowners a lifestyle that blends suburban comfort with lakeside living. Imagine the convenience of a private boat ramp for spontaneous water adventures, lakeside park, and a community pool - all just down the street.

Step inside to discover a modern, open layout that seamlessly blends luxurious living with practicality, perfect for both entertaining and everyday life. The living area, bathed in natural light, features high ceilings and a stylish fireplace. The state-of-the-art kitchen, with premium appliances and sleek quartz counters, includes a Bosch refrigerator and additional under-counter refrigeration and ice maker. This residence also features a dedicated office/study, an upstairs



media/game room, and a three-car garage, adding to its desirability.

Outdoor living is elevated with a covered patio overlooking a pristine pool and serene backyard sanctuary. Four spacious bedrooms, each with an ensuite, include a ground-floor primary suite offering a spa-like experience with dual vanities, a soaking tub, separate shower, and walk-in closet.

This rare privilege, combined with the property's strategic location and exceptional value, makes 1101 Village West not just a home, but a gateway to an enviable lifestyle that's highly sought after yet rarely available in Austin.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	6289085
List Price	\$1,825,000
Sale Price	\$1,750,000
Sale Date	February 29th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,491
Acres	0.33
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1101 Village West Drive
Subdivision	Austin Lake Hills Sec 01

City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, Natural Gas Not Available, Propane, Phone Available, Sewer Not Available, Water Connected
Features	Lake, Park, Pool, Sport Court(s)
Parking	Attached, Garage, Inside Entrance, Garage Faces Side
# of Garages	3
View	Hills, Neighborhood
Waterfront	None
Has Pool	Yes

Interior

Interior	Marble, Tile, Wood
Appliances	Bar Fridge, Dishwasher, Free-Standing Gas Range, Disposal, Gas Range, Ice Maker, Refrigerator, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan
Heating	Central, Heat Pump, Propane
Cooling	Central Air, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Propane, Stone, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Moderate Trees, Sprinklers In Ground
Windows	Double Pane Windows, Low Emissivity Windows, Vinyl
Roof	Metal
Construction	Board & Batten Siding, HardiPlank Type, Stone Veneer, Spray Foam Insulation, Stucco
Foundation	Slab

School Information

District

Eanes ISD

Elementary

Valley View

Middle

West Ridge

High

Westlake