

\$4,250,000 - 11961 Overlook Pass, Austin

MLS® #6295603

\$4,250,000

0 Bedroom, 0.00 Bathroom,
Lots and Acreage on 18.28 Acres

Barton Creek Preserve, Austin, TX

Barton Creek frontage, panoramic views, privacy, low taxes—ideal location! This property represents a RARE opportunity to own acreage inside the highly coveted, guard-gated neighborhood of Spanish Oaks. You MUST tour this parcel to appreciate its features, but the photos are a good preview. Wildlife exemption helps to lower carrying costs with the latest annual tax bill in the \$20 range, so you can take your time with building a house or buy and hold as an investment. Located within both Lake Travis ISD and Austin ISD.

A majority of this lot is located above the flood plain, including the building site in the architectural renderings which sits on a bluff overlooking Barton Creek. Much of the adjacent neighboring lots are inside the floodplain, limiting the building of permanent structures near this parcel and providing protection of the view corridor. Creek frontage is owned where the owner intended to make a boat storage facility for kayaks and horses are allowed.

The current owners have made improvements including tree clearing and a pre-construction driveway of road base and some crushed granite near the homesite. They have also made nature trails along the property on the side that is adjacent to greenbelt held in a preserve held by The Nature Conservancy. Highly acclaimed A Parallel Architecture started with renderings of a modern home with walls of windows that maximize views, and you



can see the actual view within the renderings. Enjoy living immersed in nature within an otherwise developed suburban area full of conveniences like Whole Foods, restaurants, & shops within 3.5 miles. This is one of the most picturesque lots within Barton Cove and is priced below cost, and a good value compared to neighboring lots which sold off-market due to the owner's unexpected need to sell. This property is double-gated, offering security as well as convenience, and feels like its own private wonderland. Truly a must-see for the most discerning buyers!

Essential Information

ListingFeed	abor_vow
MLS® #	6295603
List Price	\$4,250,000
Sale Price	\$4,000,000
Sale Date	June 28th, 2024
Bathrooms	0.00
Acres	18.28
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

Community Information

Address	11961 Overlook Pass
Subdivision	Barton Creek Preserve
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Electricity Available, Propane
Features	Community Mailbox, Gated
View	Hills, Panoramic, Creek/Stream
Is Waterfront	Yes

Waterfront Creek, Waterfront

Exterior

Exterior Features Private Yard

Lot Description Bluff, Irregular Lot, Native Plants, Many Trees, Trees Large Size, Views

School Information

District Lake Travis ISD

Elementary Lake Pointe

Middle Bee Cave Middle School

High Lake Travis