

# \$1,595,000 - 14401 Echo Bluff, Austin

MLS® #6306453

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## \$1,595,000

4 Bedroom, 4.00 Bathroom, 3,751 sqft  
Residential on 5.26 Acres

Friendship Ranch Phase II, Austin, TX

Stunning Hill Country home on a quiet street on 5.26 acres! Fantastic location with close proximity to Austin without the noise of the city, conveniently sits near retail, golf, distilleries, and future HEB only 3.4 miles away. Tracks to excellent Dripping Springs School District. Spectacular panoramic views of the gorgeous Texas scenery in all directions with a view of downtown Austin in the distance. You will marvel at the breathtaking sunsets and starry skies as the backdrop and enjoy the abundance of wildlife that accompanies the property. This spacious, 3,751 sq ft, home on the hill offers 4 bedrooms, 3 1/2 baths, dining room, office/living room, bonus room, 3 car garage and 2 story foyer and living room. The finishes throughout are truly magnificent; you will notice the large windows in the living room that take advantage of the sprawling views, the primary bathroom featuring a beautiful stand alone bath tub and tiled shower, and the white stone wall separating the living room and kitchen. This home has a comforting Texas Hill Country feel with sophisticated modern finishes. Trails wind throughout the back acres providing quiet nature walks or ATV fun. Plenty of space to add a pool and/or guest house. Own your coveted slice of Central Texas!



Built in 1996

## Essential Information

ListingFeed          abor\_vow

MLS® #	6306453
List Price	\$1,595,000
Sale Price	\$1,648,500
Sale Date	May 26th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,751
Acres	5.26
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	14401 Echo Bluff
Subdivision	Friendship Ranch Phase II
City	Austin
County	Hays
State	TX
Zip Code	78737

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached, Driveway, Garage, Paved, Private, Garage Faces Side
# of Garages	3
View	Hills, Panoramic, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Microwave, Range Hood, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces Living Room

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Exterior Steps, Garden, Private Yard

Lot Description Front Yard, Backs to Greenbelt/Park, Gentle Sloping, Interior Lot, Private, Many Trees, Trees Large Size

Windows Blinds

Roof Composition, Shingle

Construction Stone Veneer, Stucco

Foundation Slab

### **School Information**

District Dripping Springs ISD

Elementary Sycamore Springs

Middle Sycamore Springs

High Dripping Springs