

\$2,995,000 - 712 Laurel Valley Road, West Lake Hills

MLS® #6338574

\$2,995,000

4 Bedroom, 4.00 Bathroom, 2,745 sqft
Residential on 1.01 Acres

Mayo Add, West Lake Hills, TX

Situated in the heart of Westlake Hills, this property is a retreat like no other. You are immediately greeted by Little Bee Creek, a wet-weather creek at the front of the property, then as you make your way up the driveway, relax and know that you now have total privacy from the busy city around you. It is rare to find a home with over 1 acre of land 5 miles from downtown. Enjoy the views from floor to ceiling windows in the two-story living room, designed and built with extended outdoor spaces.

Westlake Hills, a small town within Austin, is sought-after for many reasons, including its numerous great restaurants, location 5.5 miles to downtown Austin, 1.6 miles to kayaking on the 13 acre Red Bud Isle, 8.8 miles to fishing on Lake Austin, 5.2 miles to Mt. Bonnell and the extensive Austin hiking trails and greenbelts, 5 miles to Congress Street Bridge, 10.9 miles to airport, 13 miles to the Domain shopping, 4.9 miles to Texas Capitol. Zoned to top-ranking Eanes ISD and on the Eanes Elementary bus route, a walkable neighborhood. The main floor has a spacious living room with two seating areas, fireplace & handmade Saltillo tile. The owner's suite has a beautifully updated ensuite bathroom with marble tile, soaking tub overlooking the garden. The closet with beveled glass doors was inspired by the Waldorf Astoria. Monarch butterflies, a tiny red fox and area deer and wildlife all appreciate that the property has been certified as a Wildlife Preserve. The hills of the property help showcase its beauty and



easy to maintain landscaping, while the fenced garden in back was professionally landscaped and terraced to honor the nature of the property. Take advantage of this vacation-style home just minutes away from downtown and its amenities. Watch the sunsets from the outdoor spaces, listen to the creek's running water, sit under the canopy of trees throughout the yard and stargaze by the pool. Do not miss this gorgeous sanctuary in the heart of Westlake Hills!

Built in 1985

Essential Information

ListingFeed	abor_vow
MLS® #	6338574
List Price	\$2,995,000
Sale Price	\$3,000,000
Sale Date	April 1st, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,745
Acres	1.01
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	712 Laurel Valley Road
Subdivision	Mayo Add
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Available, Electricity Connected, Propane, Water Connected
Features	Trails/Paths
Parking	Additional Parking, Attached, Door-Single, Driveway, Garage, Parking Pad, Private
# of Garages	2
Garages	Garage Door Opener
View	City, Hills, Neighborhood, Trees/Woods, Canyon, Creek/Stream
Waterfront	Stream
Has Pool	Yes

Interior

Interior	Tile
Appliances	Dryer, Dishwasher, Electric Water Heater, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Washer, Wine Refrigerator
Heating	Central, Electric, Propane, Radiant Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Great Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Lighting, Private Yard, See Remarks
Lot Description	Front Yard, Gentle Sloping, Sprinklers In Front, Landscaped, Level, Private, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Garden, Waterfall
Windows	Blinds, Double Pane Windows, Window Treatments, Bay Window(s)
Roof	Composition
Construction	Frame, Glass, Concrete, Stone, Stucco, Wood Siding
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake