

\$8,000,000 - 618 Rocky Ledge Road, West Lake Hills

MLS® #6437340

\$8,000,000

6 Bedroom, 6.00 Bathroom, 6,030 sqft
Residential on 1.03 Acres

Lot A Sutton Add, West Lake Hills, TX

618 Rocky Ledge Road is situated on a fully fenced, 1+ acre lot and affords privacy and security, while still being steps from Bee Caves Rd. and only minutes to Downtown. Designed by award winning Nelsen Partners, this modern masterpiece in the hills was created to showcase large art pieces on the expansive walls while also taking in the beauty of the Downtown Austin skyline from the floor-to-ceiling windows. When driving through the main gate and entering the grounds, you are greeted by the lush yard & extraordinary architectural design. The main floor is an open concept living space, ideal for entertaining guests. The thoughtfully designed, modern kitchen opens up to a spacious deck w/ tree-top views of Downtown Austin. As you continue on the main floor youâ€™™ll find a powder room, one secondary bedroom, a separate sitting area, an office space & the primary bedroom with en suite bathroom. Head downstairs to find two additional bedrooms & a large game room/ flex space w/ custom built-ins. Access the separate luxury guest quarters via three unique garage spaces (four cars can fit total) or through its own front entrance (this property has two mailboxes & is zoned multi-residence). The guest house is equipped w/ a full kitchen, two bedrooms, living room and private garage space. Enjoy entertaining on the large, multi-level outdoor decks. A frameless glass paneled fence is wrapped around the entire spa & pool area for enhanced safety. Stroll the limestone



pathways and immerse yourself in the gardens, playground, and seasonal stream. A true once-in-a-lifetime opportunity to own a property that encompasses the best that Austin has to offer; Centrally located, Downtown views, unmatched privacy, striking architecture, and enhanced landscaping, surrounded by custom Kebony wood & iron fencing.*The Sellers are also offering the Buyer the exclusive opportunity to purchase the property next door, 620 Rocky Ledge Road, and combine both lots into a 2+ acre compound.

Built in 2017

Essential Information

ListingFeed	abor_vow
MLS® #	6437340
List Price	\$8,000,000
Sale Price	\$7,650,000
Sale Date	September 16th, 2022
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	6,030
Acres	1.03
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	618 Rocky Ledge Road
Subdivision	Lot A Sutton Add
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Not Available, High Speed Internet Available, Phone Connected, Water Available
Features	None
Parking	Attached, Garage, Private, Garage Faces Side, Electric Vehicle Charging Station(s)
# of Garages	4
Garages	Garage Door Opener
View	City Lights, City, Hills, Pool, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Stone, Tile, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Convection Oven, Double Oven, Dryer, Dishwasher, Disposal, Microwave, Oven, Tankless Water Heater, Wine Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Lighting, Playground, Private Entrance, Private Yard, Rain Gutters
Lot Description	Cul-De-Sac, Front Yard, Level, Many Trees, Sprinklers Automatic, Views
Windows	Window Treatments
Roof	See Remarks
Construction	Frame
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake