

\$2,200,000 - 4820 Rollingwood Drive, West Lake Hills

MLS® #6523032

\$2,200,000

4 Bedroom, 2.00 Bathroom, 2,030 sqft
Residential on 0.35 Acres

Timberline Terrace Sec 03, West Lake Hills, TX

Multiple Offers, Deadline to submit offers: MONDAY, 5pm. Framed by magnificent hardwood trees providing a canopy of shade, this vintage 1960's two-story home is situated on a fabulous level .35-acre lot, 115' x 133', in the heart of Rollingwood. Move in, add on, or tear down: the value of the property is the lot itself. Located across from the park and swimming pool, the property offers an idyllic setting reminiscent of times past. The tiny and charming municipality of Rollingwood is less than one square mile and has its own mayor, city council, police force (never far away!), building codes and administration, and low tax rate that is the envy of those in the City of Austin. Adjacent to Zilker Park (ACL fest, the Trail of Lights, more), in walking distance to shopping, restaurants, and services, and less than three miles from downtown (2.7 miles to 5th & Lamar via Barton Springs Rd), the city has become one of the most highly-sought destinations in the area. In addition, the property is located in the highly-acclaimed Eanes School District.

This is a rare opportunity to secure a close-in, prime, level lot in a premier neighborhood. Live the charming lifestyle that Rollingwood provides. Call your architect/builder and get started!

Other notes:

- This vintage home features an amazing floor plan for its time with large bedrooms and



closets and an indoor utility room; the family room was added in 1970 and the game room upstairs was built in the early 1980s from an upstairs porch

- No popcorn ceilings!
- Sprinkler system
- 2,030 square feet per Floor Plan Graphics (FPG); the game room upstairs is not heated or cooled and provides an additional 402 square feet (per FPG)
- property extends beyond the chain-link fence (dog run)
- Estate sale; the owner lived in the home since 1970
- exterior photos were taken in October, 2021

Built in 1960

Essential Information

ListingFeed	abor_vow
MLS® #	6523032
List Price	\$2,200,000
Sale Price	\$2,524,000
Sale Date	March 24th, 2022
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,030
Acres	0.35
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	4820 Rollingwood Drive
Subdivision	Timberline Terrace Sec 03
City	West Lake Hills
County	Travis
State	TX

Zip Code 78746-5649

Amenities

Utilities Above Ground Utilities, Electricity Connected, Sewer Connected, Water Available

Features Common Grounds/Area, Dog Park, Playground, Park, Sport Court(s), See Remarks, Suburban, Trails/Paths, Curbs

Parking Door-Single, Driveway, Garage Faces Front, Garage

of Garages 2

Garages Garage Door Opener

View Park/Greenbelt

Waterfront None

Interior

Interior Carpet, Linoleum, Tile

Appliances Dishwasher, Disposal, Gas Range

Heating Central, Natural Gas

Cooling Central Air

of Stories 2

Stories Two

Exterior

Exterior Features Garden

Lot Description Back Yard, Front Yard, Garden, Level, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size

Windows Aluminum Frames, Plantation Shutters, Shutters, Window Coverings, Window Treatments

Roof Composition

Construction Brick Veneer, Wood Siding

Foundation Slab

School Information

District Eanes ISD

Elementary Eanes

Middle Hill Country

High Westlake