

# \$1,995,000 - 6203 Ledge Mountain Drive, Austin

MLS® #6959340

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## \$1,995,000

3 Bedroom, 4.00 Bathroom, 2,668 sqft  
Residential on 0.36 Acres

Northwest Hills Sec 12, Austin, TX

Step inside this stunning designer's jewel, located in the rolling hills of Northwest Hills on Cat Mountain. Get to downtown, the Domain and other popular Austin hot spots in 10 minutes or less, while also enjoying the privacy of being perched up on the mountain side.

This Spanish-style home has been fully remodeled with unique and timeless finishes that stand apart from the rest of the crowd and offers incredible views from the upstairs balcony and the downstairs porch. The kitchen is perfect for entertaining and features custom cabinetry, marble countertops, a dual-fuel freestanding range, a hide-away pantry, an oversized island and built-in pot filler.

Floor-to-ceiling bookshelves and a stately fireplace line the library, which can also serve as a high-end office, sitting room or a formal dining room. The living room, cozy and bright, also boasts a tile fireplace and lovely French doors that provide access to the patio and lawn. The master bedroom is lined with windows and features a private balcony ideal for taking in spectacular evening sunsets. Its oversized master bath includes a walk-in shower and a large soaking tub. This designer-owner's hand has touched every surface of this 3 bed, 3.5 bath home and it is best seen in person to understand its beauty. An additional living room/nursery/office space could easily be used as a 4th bedroom, if needed. Don't miss out on the opportunity to own this showpiece home!



Built in 1984

## Essential Information

ListingFeed	abor_vow
MLS® #	6959340
List Price	\$1,995,000
Sale Price	\$1,940,000
Sale Date	January 11th, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,668
Acres	0.36
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	6203 Ledge Mountain Drive
Subdivision	Northwest Hills Sec 12
City	Austin
County	Travis
State	TX
Zip Code	78731

## Amenities

Utilities	Cable Available, Natural Gas Connected, High Speed Internet Available
Features	See Remarks
Parking	Concrete, Driveway, Outside
View	Park/Greenbelt, Hills, Panoramic, Trees/Woods
Waterfront	None

## Interior

Interior	See Remarks, Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Electric Water Heater, Free-Standing Range
Heating	Central, Fireplace(s)

Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Private Yard, See Remarks
Lot Description	Sloped Down, Front Yard, Landscaped, Private, Many Trees, Steep Slope, See Remarks, Views
Windows	Drapes, See Remarks
Roof	Spanish Tile
Construction	Frame, See Remarks, Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum