

\$1,795,000 - 9909 Lake Ridge Drive, Austin

MLS® #7049718

\$1,795,000

4 Bedroom, 4.00 Bathroom, 3,594 sqft
Residential on 0.75 Acres

Lake Ridge Estates Sec 01, Austin, TX

This one is a Beauty. You won't see this open layout elsewhere, as it is this Builder/Owner's Custom design. Side note...This Builder/Owner built the home that became Austin's most expensive sale. So you can expect style and quality at his own home. Natural landscaping means less maintenance and more wildlife. .75 acre corner lot! House is shielded from passersby by natural vegetation. This home is very private. Eanes ISD and lowest property tax in area. The finish out is special. Limestone floors, cherry wood floors, stunning granite, windows windows and windows, a chef and entertainers dream. First floor is all open and gorgeous. Amazing kitchen, 4 en suite bedrooms with one of them down, laundry up with the Primary bedrooms, stereo and speaker system for inside and outside, 8 ft doors, super wide double stairway with large picture window at landing, window in master closet, large soaking tub in master bedroom, living rooms up and down. Office, library, full private suite upstairs for your in law, teen or nanny... This home has lots of mechanical upgrades - recirculating pump gets hot water to every faucet in seconds, 2 oversized water heaters, large propane tank is buried underground, electrical lines underground, gutters terminate underground to drainage pipes, septic field is down hill from tanks so gravity is always strong, beautiful windows on every wall of house lets natural light in everywhere saving on need to use electricity for lighting, two large circle driveways off two



different roads create generous parking for parties, boat, etc. Pool area is surrounded by greenery, has a bamboo zen fire pit, and is fully fenced. Join Lake Hills Club for boat access to Lake Austin, on site parking, Club Pool and Park. BUYER TO BUY NEW SURVEY - BUYER TO VERIFY SF - Great location. Appx 2 miles to Lake Austin, 4 miles to Hill Country Galleria, 8 miles to Zilker Park ACL Festivals and Downtown, 20 minutes to Airport!

Built in 2007

Essential Information

ListingFeed	abor_vow
MLS® #	7049718
List Price	\$1,795,000
Sale Price	\$1,815,000
Sale Date	December 21st, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,594
Acres	0.75
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9909 Lake Ridge Drive
Subdivision	Lake Ridge Estates Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available,
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	Propane, Underground Utilities, Water Connected
Features	Clubhouse, Gated, Lake, Playground, Park, Pool, See Remarks
Parking	Attached, Circular Driveway, Door-Multi, Driveway, Garage, Kitchen Level, Off Street, Oversized
# of Garages	2
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	None

Interior

Interior	Concrete, Stone, Wood
Appliances	Built-In Gas Range, Built-In Refrigerator, Dishwasher, Free-Standing Electric Oven, Free-Standing Gas Oven, Built-In Freezer, Disposal, Gas Water Heater, Propane Cooktop, Refrigerator, Stainless Steel Appliance(s)
Heating	Central, Heat Pump, Propane
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Gas Starter, Great Room, Propane
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Private Yard, Rain Gutters
Lot Description	Corner Lot, Native Plants, Private, Many Trees, Sprinklers Manual, Sprinklers On Side, Sprinklers Partial, Trees Medium Size
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Low Emissivity Windows, Display Window(s)
Roof	Composition
Construction	Frame, Stucco
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake