

# \$1,795,000 - 406 Brookhaven Trail, Austin

MLS® #7129762

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## \$1,795,000

4 Bedroom, 4.00 Bathroom, 2,603 sqft  
Residential on 0.64 Acres

Westwood Sec 02, Austin, TX

This classically updated mid-century home has retained its original character, combined with light-filled rooms, a modern floorplan, pool and outdoor entertaining areas. Situated on a quiet street in the highly sought-after Westwood Terrace neighborhood, no detail was overlooked in the 2019 renovation. The main level features a spacious primary suite and a separate wing with two secondary bedrooms, each with their own bath. The living room centers around a gorgeous stone fireplace and a deck overlooking the pool and vast park-like backyard. Off the back deck, stairs lead to a downstairs guest suite with kitchenette and full bath, which can also be utilized as a home office or pool cabana.

Step outside into your 2/3 acre lot with multiple outdoor entertaining areas including a covered patio next to the kitchen, expansive decks along the back of the house and rolling grassy yard perfect for BBQs, family gatherings or just watching the kids play. Don't miss the air-conditioned studio behind the garage (not included in the listing's square footage), outdoor shower and a stone gardening center on the front of the house. Excellent indoor/outdoor flow perfect for entertaining family and friends.

Westwood Terrace is the most walkable neighborhood in Westlake, where residents walk to breakfast tacos at Texas Honey Ham, rooftop happy hours at Sway and Eanes



Elementary/Hill Country MS/Westlake HS. Minutes from downtown Austin, Zilker Park and Lady Bird Lake, you can experience the best of Austin while having a relaxed neighborhood feel and top rated Eanes schools. Low taxes- 1.76%. Don't miss this opportunity for a meticulously updated, beautiful mid-century home in one of the best neighborhoods Austin has to offer!

Built in 1964

### Essential Information

ListingFeed	abor_vow
MLS® #	7129762
List Price	\$1,795,000
Sale Price	\$2,225,000
Sale Date	August 2nd, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,603
Acres	0.64
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	406 Brookhaven Trail
Subdivision	Westwood Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78746

### Amenities

Utilities	Electricity Available, Natural Gas Available, Water Connected
Features	See Remarks

Parking	Carport, Garage
# of Garages	1
View	Park/Greenbelt
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Range, Built-In Oven, Convection Oven, Dryer, Dishwasher, Induction Cooktop, Refrigerator, Washer
Heating	Central, Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony
Lot Description	Moderate Trees, Rolling Slope, Sprinklers Automatic
Windows	Double Pane Windows
Roof	Shingle
Construction	Stone
Foundation	Combination, Pillar/Post/Pier, Slab

### **School Information**

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake