

# \$1,300,000 - 1701 Lipan Trail, Austin

MLS® #7333156

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## \$1,300,000

3 Bedroom, 3.00 Bathroom, 2,522 sqft  
Residential on 0.35 Acres

Austin Lake Hills, Austin, TX

DESIGNER PERFECTION! A page out of a magazine, this two-story home is located on a modern home deeded street in the gated Lookout at Lipan community. The home was designed by East Austin architecture firm North Arrow Studios to integrate with nature and features an abundance of natural light and clean lines. The home sits on over a 1/3 acre with professional landscaping and mixed exterior elements. The outdoor living space features an outdoor kitchen and a heated pool/spa with exterior space that maximizes privacy and relaxation all year long. The large deck on the second floor overlooks the backyard and is perfect for stargazing. Inside features an open floor plan with high ceilings, recessed lighting, concrete flooring, unique light fixtures, four-panel sliding glass doors, and sliding bedroom doors. The built-in custom cabinets, desktops, and dressers in the kitchen, bathrooms, and closets are beautiful and highly functional. There's a dedicated workspace and full bathroom located on the main level off the kitchen area. The kitchen features abundant natural light and a spacious center island, stainless steel appliances, a gas cooktop, ample storage, and countertop space. Perfect for entertaining, you can bring the outdoors in when you open the sliding glass doors to the pool and outdoor living area. The owner's suite is on the main floor and includes a private patio and owner's bathroom with dual vanity, a walk-in shower, a claw foot tub, and a walk-in



closet. Living in the neighborhood provides you with access to the Austin Lake Hills community park, which includes a boat ramp, swimming pool, volleyball courts, and clubhouse. The gated, private street includes only modern homes and is zoned for Eanes ISD. The neighborhood is unique in that it is twenty minutes from downtown yet still has an old Austin vibe. Make it yours.

Built in 2015

**Essential Information**

ListingFeed	abor_vow
MLS® #	7333156
List Price	\$1,300,000
Sale Price	\$1,500,000
Sale Date	December 8th, 2021
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,522
Acres	0.35
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	1701 Lipan Trail
Subdivision	Austin Lake Hills
City	Austin
County	Travis
State	TX
Zip Code	78733

**Amenities**

Utilities	Electricity Connected, Propane, Other, Water Connected
Features	Lake, Playground, Pool, Curbs

Parking	Attached, Concrete, Covered, Driveway, Garage, Gravel, Kitchen Level, Lighted, Garage Faces Side
# of Garages	2
View	Neighborhood, Pool, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Concrete, Tile
Appliances	Built-In Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Tankless Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Barbecue, Lighting, Outdoor Grill, Private Yard
Lot Description	Back Yard, Landscaped, Trees Medium Size
Windows	Double Pane Windows
Roof	Composition, Rubber
Construction	Frame, Stucco
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake