

\$1,099,000 - 10994 Long Branch Drive, Austin

MLS® #7448428

\$1,099,000

2 Bedroom, 2.00 Bathroom, 1,925 sqft
Residential on 2.20 Acres

Long Branch Valley, Austin, TX

ACCEPTING BACKUP OFFERS- Nestled within a green valley, just off now-famous Fitzhugh Road, lies this private, 2.199 acre estate. Light restrictions, no HOA and lowest tax rate in the area @ 1.7% Within the Barton Creek Watershed, Long Branch Valley includes larger, acreage properties, and is surrounded on multiple sides by the 6800 acre Shield Ranch. Esthetically rich, the steel framed home was designed by architect David Naredo, and constructed in 2017 by local builder Terry Polk. The 1200sf 2/2 home features 16'™ high ceilings, metal roof/siding, steel interior beams, expansive windows, and a gourmet kitchen with walk-in pantry. Saltillo tile floors throughout can be warmed by ambient heat. A deep, inviting, wrap-around porch overlooks the stunning pool area. A rock fire pit and multiple outside areas exist for your recreation and enjoyment. THERE IS MORE- A private, 1 bed/1bath, fully contained 725 sf guest house, with new roof in 2022. THERE IS MORE- A large, 1200sf steel framed, fully insulated workshop, opens up and out, with a large rolltop garage door. The building, with metal roof and siding, has a pitched 16'™ steel beamed ceiling, and offers plenty of space for your creative desires. Workshop can be partitioned for additional office space, studio /art room, workout/gym, boat storage, project center or storage facility. THERE IS MORE- on-site water well at 710'™ deep + an oversized septic on the property, installed 2013, which can



accommodate an additional bed/ bath. Expand either home with this extremely valuable feature. In addition to all the Fitzhugh amenities, Belterra is a short 15 minutes away, the Hill Country Galleria 20 minutes, and the new HEB on 290/1826 is a short 10 minute drive. Along with AISD schools Baldwin, Small and Bowie, there are notable private schools in the area, including the Austin Waldorf School and Cedars Montessori.

The 1925sf listed includes the 2/2 main home @ 1200sf and the 1/1 Guest house @ 725sf.

Built in 2016

Essential Information

ListingFeed	abor_vow
MLS® #	7448428
List Price	\$1,099,000
Sale Price	\$1,099,000
Sale Date	October 17th, 2022
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,925
Acres	2.20
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	10994 Long Branch Drive
Subdivision	Long Branch Valley
City	Austin
County	Travis
State	TX
Zip Code	78736

Amenities

Utilities	Above Ground Utilities, Cable Available, Cable Connected, High Speed Internet Available, Propane
Features	Internet Access
Parking	Additional Parking, Detached Carport
# of Garages	2
View	Hills, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Concrete, Tile
Appliances	Convection Oven, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, Electric Water Heater, Free-Standing Gas Oven, Free-Standing Gas Range, Free-Standing Refrigerator, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Refrigerator, Washer
Heating	Central, Heat Pump
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Rain Gutters
Lot Description	Gentle Sloping, Landscaped, Native Plants, Private, Many Trees, Trees Large Size, Trees Medium Size
Windows	Aluminum Frames, Blinds, ENERGY STAR Qualified Windows
Roof	Aluminum, Shingle
Construction	Metal Siding, Spray Foam Insulation
Foundation	Slab

School Information

District	Austin ISD
Elementary	Baldwin
Middle	Small
High	Bowie