

\$2,995,000 - 620 Rocky Ledge Road, West Lake Hills

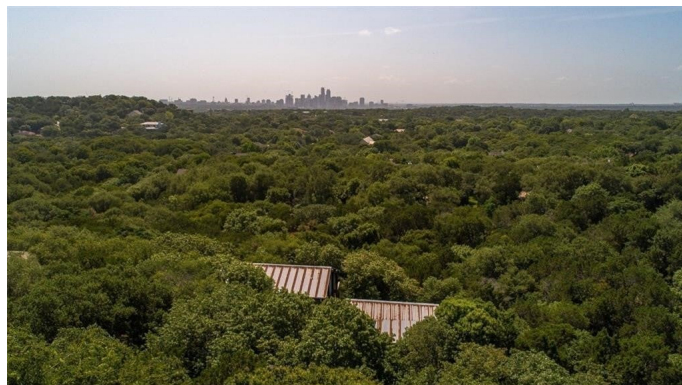
MLS® #7540997

\$2,995,000

0 Bedroom, 0.00 Bathroom,
Lots and Acreage on 0.93 Acres

Sutton Add, West Lake Hills, TX

Situated at the end of Rocky Ledge Road, this private, appx. 1 acre lot with stunning Downtown views is ready for its next chapter. 620 Rocky Ledge currently houses a two unit, multi-family treehouse in the woods, walking distance to some of the best schools and conveniences while feeling like a world away. Unit A consists of 3 bedrooms/ 3 bathrooms & 3 living spaces across 2,858 sq ft, bursting with natural sunlight. The lower level flex space features a wet bar with a walk-out to the large screened-in porch, workshop, and a 2 car garage. The upper level features 2 bedrooms; a secondary bedroom and a spacious bedroom with a walk-out balcony featuring views of Downtown Austin. The main level features an open floor plan with appx. 20 ft ceilings, dining area, and a large bedroom with access to the main level balcony. Unit B is a detached, 2 story, 2 bedroom/ 1 bathroom 1,350 sq ft guest house. Both units have rectangular footprints and large decks, providing maximum flexibility to maintain, remodel, or start from scratch. With stunning Downtown views from the second level, the possibilities are endless. Rent the two homes for supplemental income while you design your dream home. Whatever you decide, the privacy and prime location reflect one of the most unique and exclusive opportunities in Austin.



Essential Information

ListingFeed	abor_vow
MLS® #	7540997
List Price	\$2,995,000
Sale Price	\$2,750,000
Sale Date	February 27th, 2023
Bathrooms	0.00
Acres	0.93
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

Community Information

Address	620 Rocky Ledge Road
Subdivision	Sutton Add
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Water Available
Features	None
View	City, Trees/Woods
Waterfront	None

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Private, Trees Large Size, Trees Medium Size, Views, Cul-De-Sac

School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake

Additional Information

Zoning	R
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