

# **\$2,970,000 - 36 Pascal Lane, Austin**

MLS® #7586907

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## **\$2,970,000**

5 Bedroom, 4.00 Bathroom, 4,385 sqft  
Residential on 1.20 Acres

Rob Roy Ph 02, Austin, TX

Views, Views, Views in Eanes ISD! Enjoy tremendous outdoor living and dramatic hill country views that this prestigious and beloved Rob Roy community is known for--a well maintained and elegant community with two gated access points and on-site security guard. This lovely home is traditional on the outside and elegantly modern on the inside! A must see custom statement at every turn starting with a gorgeous, custom front door, custom iron, modern style staircase, and statement light fixture in foyer. Strikingly modern renovated kitchen with stainless appliances, custom cabinet face on built-in fridge, and induction cooktop. Kitchen is fully open to the huge family room and fireplace enjoying richly finished hardwood floors, specialty lighting and fixtures, high ceilings, custom shutters and lots and lots of windows that showcase views and bring in tremendous natural light. Windows literally span across the entire back of the house! Primary suite on main level with library transition into bedroom from great room. The allocation of square footage offers many great entertaining options with generous room sizes and spectacular views. An open game room area serves as a hub of fun along with four secondary bedrooms and two baths. Dormers provide sloping ceilings in some areas providing a cozy feel and additional storage. Separate home office/media room is accessed by a few steps either through the garage or off of the back porch, offering great flexibility for working



from home or just an escape without actually leaving home. This home is beautifully sited on the 1.2AC lot, set back from the street with lush foliage and a great sense of setting, and a sprawling usable yard between the house and pool. Fully equipped for entertaining with a well appointed outdoor gazebo/entertaining center and an enormous deck and sparkling pool. Enjoy the magnificent hill country views and the treasured solitude of Rob Roy from this great lot. This is a true Rob Roy treasure!

Built in 1982

### Essential Information

ListingFeed	abor_vow
MLS® #	7586907
List Price	\$2,970,000
Sale Price	\$2,900,000
Sale Date	November 15th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,385
Acres	1.20
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	36 Pascal Lane
Subdivision	Rob Roy Ph 02
City	Austin
County	Travis
State	TX
Zip Code	78746

### Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected, Underground Utilities
Parking	Door-Multi, Driveway, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Hills, Panoramic, Pool, Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Marble, Stone, Tile, Wood
Appliances	Built-In Electric Oven, Cooktop, Dishwasher, Electric Oven, Disposal, Microwave, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Central, Electric, Zoned
Cooling	Central Air, Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Arbor
Lot Description	Back Yard, Front Yard, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows	Double Pane Windows, Plantation Shutters
Roof	Composition
Construction	Brick Veneer, Frame
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake