

# \$1,250,000 - 1209 Lost Creek Boulevard, Austin

MLS® #7611218

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## \$1,250,000

4 Bedroom, 3.00 Bathroom, 2,882 sqft  
Residential on 0.27 Acres

Hills Lost Creek Sec 07-A, Austin, TX

Incredible opportunity for a diamond in the rough in The Hills of Lost Creek with Million Dollar Views! Located directly adjacent to and in front of the Barton Creek Greenbelt (Hill of Life), this amazing 4 BD/ 3BA home is just waiting for a gorgeous makeover. The upper-level wrap-around covered deck features magnificent views of the Downtown Austin skyline! Fantastic in-law floor plan with a main floor guest bedroom. The Owner's Suite boasts private access to the upper deck with skyline views. Two additional secondary bedrooms are upstairs. Main-level wrap-around patio under the deck. Huge backyard with enough space for a pool. Dry bar in the formal dining room and wet bar in the family room. The greenbelt & Austin skyline views from within the home can't be beat! Imagine hosting dinner parties and dazzling your guests with these breathtaking views. Zoned for Eanes ISD – One of the top-rated school districts in Texas (Forest Trail/ West Ridge/ Westlake HS)!! Minutes from Trader Joe's, Bee Caves, Barton Springs Restaurant Row, Barton Springs Pool, Zilker Park, and Downtown Austin, Texas. Easy access to Mopac & 360. Step out your door and enter the amazing Barton Creek Greenbelt. Located within walking distance of the Hill of Life, one of Austin's most coveted hiking trails. This home is priced to sell. Do not miss this remarkable opportunity to grab this legendary piece of real estate.



Built in 1980

## Essential Information

ListingFeed	abor_vow
MLS® #	7611218
List Price	\$1,250,000
Sale Price	\$1,100,000
Sale Date	September 7th, 2021
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,882
Acres	0.27
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	1209 Lost Creek Boulevard
Subdivision	Hills Lost Creek Sec 07-A
City	Austin
County	Travis
State	TX
Zip Code	78746

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	Sidewalks, Trails/Paths
Parking	Attached, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	City Lights, City, Park/Greenbelt, Hills, Trees/Woods
Waterfront	None

## Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Dishwasher, Electric Cooktop, Electric Water

	Heater, Disposal, Plumbed For Ice Maker
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Yard, Sloped Down, Front Yard, Backs to Greenbelt/Park, Trees Large Size, Trees Medium Size
Windows	Screens, Window Treatments
Roof	Composition, Shingle
Construction	Masonry, Stone, Wood Siding
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge
High	Westlake