

# \$2,495,000 - 1400 The High Road, Austin

MLS® #7742046

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## \$2,495,000

4 Bedroom, 4.00 Bathroom, 4,396 sqft  
Residential on 0.75 Acres

Westlake Highlands, Austin, TX

For the first time in over 50 years, an iconic Westlake Highlands property has come available at one of the highest elevations in Eanes/78746.  $\frac{3}{4}$  of an acre with sweeping views to the east and towards downtown Austin, the skyline vistas could be further enhanced with minor tree trimming. Large office, studio or MIL suite with full bath and separate entrance.

1400 The High Rd has multiple options â€“ remodel the existing 4,800+ sq ft home, or start anew with your own vision and design. Itâ€™s rare and special to be one of the highest points in Travis County, facing away from the intense western sun. Breezes from prevailing winds abound, and the block and neighbors are notoriously wonderful.

Backyard elevation lends perfectly to a negative edge pool oasis. Permitting environment in Travis County and the Highlands is pleasantly easier than COA or West Lake Hills.

Built in 1977

## Essential Information

ListingFeed	abor_vow
MLS® #	7742046
List Price	\$2,495,000
Sale Price	\$2,375,000



Sale Date	November 18th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,396
Acres	0.75
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1400 The High Road
Subdivision	Westlake Highlands
City	Austin
County	Travis
State	TX
Zip Code	78746

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Circular Driveway, Driveway, Off Street, Oversized
View	Panoramic, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Terrazzo, Tile
Appliances	Built-In Oven, Cooktop, Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony
Lot Description	Bluff, Back Yard, Gentle Sloping, Moderate Trees, Trees Medium Size, Views
Windows	None
Roof	Composition, Membrane
Construction	Brick
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake