

# \$4,650,000 - 1300 Silver Hill Drive, Austin

MLS® #7820169

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## \$4,650,000

5 Bedroom, 7.00 Bathroom, 5,033 sqft  
Residential on 0.38 Acres

Rolling Hills West Sec 04, Austin, TX

Webster defines stunning as "extremely impressive." Though 1300 Silver Hill Drive clearly defies description, stunning is an excellent place to start. It is a fascination, a home that must be experienced to begin to appreciate it! Rarely is a custom home so architecturally significant yet comfortable.

It's as grand as it is progressive, as sophisticated as it is sleek. This is a signature home, and ready for you to add yours.

Situated in the Rollingwood area known for urban chic living and accessibility to everything downtown Austin, it is the quintessential escape in the center of all things extraordinary. Walk through the private entry gate, and step into your own oasis with outdoor spaces suited for entertaining a host of friends, while intimate enough to provide a personal respite for two. Simply put, it is all that we live for - a covered, secluded outdoor living room, with fireplace and a big screen - combined with a fully appointed kitchen under the sky where you can play host to your fellow foodies around tables that comfortably seat two or twelve. And the pool? It is the aquatic perfection of Silver Hill's outdoor experience. Enter through the black framed steel and glass front door to soaring living room ceilings, grand fireplace, and steel window that boasts 30+ feet in height. Add a spectacular dining room, a gourmet kitchen to die for, and a temperature controlled wine room with lit quartzite floors. Additional amazing features include: Library landing, hand painted wallpapers,



Queen-sized bunk beds, all ensuite bedrooms - each accommodating a king sized bed, rare and custom lighting, multiple private balconies, a yoga studio with full bath, Savante one-touch lighting technology and Sonos stereo sound throughout - each detail working in concert to tell the ever evolving story of this stunning Rollingwood home. We invite you to schedule a showing, soak it all in, and experience 1300 Silver Hill Drive all for yourself.

Built in 2020

### Essential Information

ListingFeed	abor_vow
MLS® #	7820169
List Price	\$4,650,000
Sale Price	\$4,650,000
Sale Date	April 21st, 2023
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	5,033
Acres	0.38
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1300 Silver Hill Drive
Subdivision	Rolling Hills West Sec 04
City	Austin
County	Travis
State	TX
Zip Code	78746

### Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None, Curbs
Parking	Attached, Garage
# of Garages	3
Garages	Garage Door Opener
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Tile, Wood, See Remarks
Appliances	Dishwasher, Free-Standing Gas Range, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Gas Log, Outside
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Lighting, Private Yard, Rain Gutters, Balcony, Outdoor Grill
Lot Description	Landscaped, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Display Window(s)
Roof	Metal
Construction	Masonry, Stucco
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Cedar Creek (Eanes ISD)
Middle	Hill Country
High	Westlake