

\$1,175,000 - 1404 Falcon Ledge Drive, Austin

MLS® #8193350

\$1,175,000

3 Bedroom, 3.00 Bathroom, 2,142 sqft
Residential on 0.37 Acres

Lost Creek Sec 03-A, Austin, TX

MULTIPLE OFFERS RECEIVED & BACKUP IN PLACE. Welcome to Lost Creek, one of the hottest neighborhoods in Westlake and Eanes ISD. This home has an oversized yard, privacy and a pool! Nestled among several large groves of oaks is an oversized 0.374 acre lot featuring privacy and long distance views from the private balcony off the primary suite. Once in the home you are greeted by a large dining room and living room anchored by a Texas limestone fireplace. This vaulted space is filled with natural light and sliding doors lead to a sitting area overlooking the gorgeous pool. The kitchen and breakfast rooms are also flooded by natural light and a covered porch. The walls between the living/dining/kitchen can be opened up to create more of an open concept space and the ceiling in the kitchen can be raised to match neighboring ceilings. The main level also includes a half bath, large laundry room and tons of storage. Enjoy an attached 2-car garage with space for an additional refrigerator. Heading upstairs you find two guest rooms and a large guest bathroom. The primary suite is strategically located at the other end of the hall and features vaulted ceilings, a private balcony, built-in retractable exterior screens, a large closet and double vanity. Lost Creek features one of the area's best community play grounds and parks, miles of hiking trails and a recreational park with large field for kids. Parks also feature grills and the gazebos can be reserved for private parties. Lost Creek has a



voluntary HOA but a very active community with a 4th of July parade and fireworks celebration, Easter egg Hunt and Carnival, Dads Club Chili Cook Off, Moms Club Socials, Garden Club and more! Take your golf cart down to a residents only entrance to Barton Creek Greenbelt. Lost Creek Country Club is known as a lifestyle club and members enjoy tennis, golf, swimming, restaurants and fitness.

*Sq Ft per Floor Plan Graphics

Built in 1981

Essential Information

ListingFeed	abor_vow
MLS® #	8193350
List Price	\$1,175,000
Sale Price	\$1,158,000
Sale Date	May 12th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,142
Acres	0.37
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1404 Falcon Ledge Drive
Subdivision	Lost Creek Sec 03-A
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Barbecue, Common Grounds/Area, Curbs, Dog Park, Pet Amenities, Playground, Park, Planned Social Activities, Sidewalks, Trails/Paths
Parking	Attached, Concrete, Door-Single, Driveway, Garage, Inside Entrance, Kitchen Level
# of Garages	2
View	Hills, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave
Heating	Central, Fireplace(s), Natural Gas, Zoned
Cooling	Central Air, Ceiling Fan(s), Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Masonry
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Yard, Corner Lot, Sprinklers Automatic, Trees Large Size
Windows	Blinds, Screens
Roof	Composition, Shingle
Construction	HardiPlank Type, Stone
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge
High	Westlake