

# \$2,900,000 - 9 Las Brisas Drive, West Lake Hills

MLS® #8309797

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## \$2,900,000

5 Bedroom, 5.00 Bathroom, 4,687 sqft  
Residential on 1.01 Acres

Las Brisas, West Lake Hills, TX

Welcome to The Hideaway of West Lake Hills! This one-of-a-kind estate delights the senses with its classic architecture nestled under a canopy of heritage oaks on an expansive one-acre lot offering the utmost privacy right in the heart of the rolling hills of West Lake. The main house hosts three bedrooms and two and a half baths while a detached guest house with three bedrooms and two baths is mere steps away. Grounded in charm and exuding warmth, you will feel instantly transported to your own tranquil retreat just minutes from Downtown Austin. Enticing the eye with an expansive wrap-around front porch, enjoy quiet moments of relaxation while you savor the serenity of Las Brisas, a picturesque and prestigious neighborhood in one of the most esteemed school districts in Texas. Built by one of the best, Jim Fortune of Fortune Homes, you can rest assured that this home will stand the test of time with its quality craftsmanship. Upon entry, you are immersed in inviting tones, textures, and abundant natural light. The main living space offers ample room for entertaining and direct access to the many outdoor living spaces. The kitchen, dining, and office comprise one wing of the home, with peaceful views from every window. The upper level encompasses the primary suite, with its thoughtful and gracious design details. The primary bedroom and bathroom flow beautifully, with hidden nooks to discover and delight. The lower level features two spacious bedrooms with bonus study



spaces and walk-in closets, each with access to the outdoors. The detached guest house features two separate living spaces, upper and lower level, along with two bedrooms, each with ensuite bathrooms. A picturesque pool and lush landscaping situate the main and guest houses. You will also find an additional stand-alone two-car garage. Located on a double cul-de-sac, this property truly has it all! Enjoy all The Hideaway of West Lake Hills has to offer!

Built in 1981

### Essential Information

ListingFeed	abor_vow
MLS® #	8309797
List Price	\$2,900,000
Sale Price	\$2,700,000
Sale Date	April 20th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,687
Acres	1.01
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	9 Las Brisas Drive
Subdivision	Las Brisas
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746

### Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None
Parking	Driveway, Garage, Detached
# of Garages	2
View	None
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Wood
Appliances	Dryer, Dishwasher, Microwave, Refrigerator, Washer, Gas Cooktop, Oven, Wine Cooler
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
Stories	Three Or More

### **Exterior**

Exterior Features	Private Yard, Exterior Steps, Lighting
Lot Description	Front Yard, Landscaped, Moderate Trees
Windows	Double Pane Windows, Plantation Shutters, Shutters, Window Coverings
Roof	Composition, Shingle
Construction	Brick, Concrete
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake