

\$1,895,000 - 410 Ridgewood Road, West Lake Hills

MLS® #8653019

\$1,895,000

4 Bedroom, 3.00 Bathroom, 2,338 sqft
Residential on 0.21 Acres

Ridgewood Village Sec 02, West Lake Hills, TX

Over \$300k below 2022 county tax appraisal. If you are waiting for Austin prices to drop, it has already happened! Over \$5M less than house within 1.5 blocks. Real Estate 101, buy the least expensive in most expensive neighborhood! Most houses in this price point in Rollingwood area are marketed as teardowns. Live in now, add addition for your dream home in the future. Eanes ISD! Average asking price in area 8E Eanes ISD is currently \$4.6M. Reality check- House is a little over 2300 sq ft, if you need a giant house, this is not for you. If it was 1000 sq ft larger, it would be \$1M more. House could use some light updating, and price reflects that. (a neighbor spent 6 months updating their house, put it on the market, and it was promptly bulldozed) Custom built home in the Rollingwood area, rated #1 place to raise a family in the Austin area and #1 for best public schools in Austin area. Minutes to dwtn Austin, Zilker Park and Barton Springs Pool. Small town living in the woods in the middle of Austin without all of the traffic. Great kids bike riding and walking the dog neighborhood. Small town 4th of July parades & holiday events. 2 blocks to Rollingwood Park, playground and Western Hills Athletic Club. Modern bright home with stained concrete floors and open kitchen. High ceilings throughout- 18ft ceilings in living room. Lots of morning light year round thanks to all the big windows. Large bedrooms, closets, and baths. Ground floor master bedroom/bath w/ separate



garden tub and shower. 4th bedroom is more of a office, study, or nursery (glass doors). 2 separate HVAC systems for worry free cooling and heating. Large covered screened porch with skylights provides outdoor living rain or shine not included in sq footage. Very private backyard with flagstone patio. Large side yards for space Assigned to the extremely high rated Eanes Elem, Hill Country MS, Westlake High. Owner/agent.

Built in 2000

Essential Information

ListingFeed	abor_vow
MLS® #	8653019
List Price	\$1,895,000
Sale Price	\$1,770,000
Sale Date	April 3rd, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,338
Acres	0.21
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	410 Ridgewood Road
Subdivision	Ridgewood Village Sec 02
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746-5522

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, High Speed Internet Available, Phone Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	Park, Playground, See Remarks
Parking	Attached, Driveway, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Concrete
Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Water Heater, Microwave, Refrigerator, Built-In Electric Oven, Built-In Gas Range, Gas Cooktop, Ice Maker
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, See Remarks
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Landscaped, Sprinklers Automatic, Many Trees, Trees Large Size
Windows	Bay Window(s), Plantation Shutters
Roof	Shingle
Construction	HardiPlank Type, Cement Siding, Stucco
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake