

\$2,350,000 - 1240 Yaupon Valley Road, West Lake Hills

MLS® #8960207

\$2,350,000

4 Bedroom, 4.00 Bathroom, 3,187 sqft
Residential on 1.37 Acres

Dobbins, West Lake Hills, TX

Get settled before school starts on August 17 and avoid the future construction traffic on 360. Move-in ready with appliances, pre-inspected, and no leaseback needed! Nestled on one of the prettiest streets in West Lake Hills, this gorgeous, traditional 2-story home has been lovingly updated and maintained. Zoned to Eanes Elementary, Hill Country Middle, and Westlake High in the exemplary Eanes ISD, this home is close to district schools, private schools, restaurants, the best HEB, shopping, and downtown Austin, but tucked away on a large, private lot with hundreds of trees. This is a truly unique home in a prime close-in Westlake neighborhood. The City of West Lake Hills is a small town adjacent to Austin and has its own police force and city government. Enjoy the low 1.76% tax rate.

A recent remodel by Barley Pfeiffer added a comfortable living/flex space and a screened-in porch on the first floor as well as exterior enhancements to this move-in-ready home. New Pella and Andersen windows were added, and new carpet on the stairs and upstairs too.

You'll love entertaining with multiple living spaces and formal dining on the first floor along with a huge chef's kitchen with island seating, a walk-in pantry, plus a powder room and more storage under the stairs. Upstairs, you will find 4 bedrooms, 3 bathrooms, a



laundry room, and additional storage. Storage is aplenty throughout this home with tons of built-in cabinetry and shelves. New refrigerator in the kitchen, store room refrigerator, new washer, and new dryer will convey. New HVACs in 2016 and 2019.

Off the left side of the spacious, landscaped back patio, there is room for a small pool, putting green, playscape, trampoline, batting cage, or whatever you can dream up. The pool permit will need approval from the City of West Lake Hills. Easy to show by appointment.

Built in 1988

Essential Information

ListingFeed	abor_vow
MLS® #	8960207
List Price	\$2,350,000
Sale Price	\$2,350,000
Sale Date	August 16th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,187
Acres	1.37
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1240 Yaupon Valley Road
Subdivision	Dobbins
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Phone Available, Sewer Not Available, Water Available, Water Connected
Parking	Detached Carport, Parking Pad
# of Garages	2
View	Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Concrete, Tile, Wood
Appliances	Cooktop, Double Oven, Dryer, Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Washer
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Garden, Rain Gutters
Lot Description	Back Yard, Drip Irrigation/Bubblers, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Private, Many Trees, Trees Large Size
Windows	Blinds, Drapes, Window Coverings
Roof	Metal, Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake