

# \$1,300,000 - 1206 Yaupon Valley Road, West Lake Hills

MLS® #9099731

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## \$1,300,000

0 Bedroom, 0.00 Bathroom, 2,040 sqft  
Residential Income on 0.54 Acres

Stonehedge Estates, West Lake Hills, TX

You don't want to miss this one! Remarkable investment opportunity with this mid-century modern duplex situated in the heart of Westlake. Offering a unique blend of individual privacy and urban convenience, each unit stands independently, providing an enticing proposition for potential investors. With 2 bedrooms and 2 full bathrooms in each unit, this property is primed for various rental scenarios. Per the city of Westlake Hills, this property can be used for STR rentals. The added convenience of 2-car carport spaces, each with its own storage room, enhances the property's appeal. Surrounded by mature trees, the property creates an inviting and tranquil environment. Inside, discover interiors that seamlessly marry contemporary design with comfort. Saltillo tile flooring, high ceilings, and neutral hues set the stage for a versatile backdrop drenched in natural light. The open concept floor plan effectively integrates the living area, kitchen, and dining space offering a functional and inviting layout. The living room becomes a cozy retreat with a floor-to-ceiling stone fireplace and abundant windows that invite nature indoors. The kitchen serves as a haven for chefs and entertainers alike, featuring granite countertops, wood cabinetry, and a breakfast bar. A door leads to a private back deck, seamlessly expanding the living area and offering a charming outdoor space for tenants to enjoy. The primary suite offers a retreat with leafy views, an ensuite bath featuring a single vanity, step-in shower, and a



walk-in closet. The guest room provides versatility, ideal as an office or a comfortable space for guests. F/W/D convey! Both units have their own private decks, each overlooking the backyard and the inviting pool. A shared deck leads to the shared pool area, nestled amidst mature trees, providing a haven of relaxation. Only 10 mins from DT Austin! This unique find offers a rare opportunity to own a piece of Westlake's charm. Also listed as Lot-ML 8406472

Built in 1967

### Essential Information

ListingFeed	abor_vow
MLS® #	9099731
List Price	\$1,300,000
Sale Price	\$1,050,000
Sale Date	November 29th, 2023
Bathrooms	0.00
Square Footage	2,040
Acres	0.54
Year Built	1967
Type	Residential Income
Sub-Type	Duplex
Status	Closed

### Community Information

Address	1206 Yaupon Valley Road
Subdivision	Stonehedge Estates
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746

### Amenities

Utilities	Electricity Available
Features	None
Parking	Carport, Driveway

View None

Waterfront None

### **Interior**

Interior Tile

Appliances Dryer, Dishwasher, Free-Standing Electric Range, Microwave, Refrigerator, Washer

Heating Central

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Living Room, Stone

# of Stories 1

Stories One

### **Exterior**

Exterior Features Exterior Steps, Uncovered Courtyard

Lot Description Interior Lot, Trees Medium Size

Windows Blinds

Roof Composition

Construction Stucco, Wood Siding

Foundation Slab

### **School Information**

District Eanes ISD

Elementary Eanes

Middle Hill Country

High Westlake