

# \$2,650,000 - 16025 Cool Breeze Cove, Austin

MLS® #9100357

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## \$2,650,000

5 Bedroom, 6.00 Bathroom, 4,742 sqft  
Residential on 1.18 Acres

Creeks Edge, Austin, TX

Perched on a bluff w/hill country views, a mix of quality materials, classic design elements and luxurious textures come together to create a timeless design at this newly constructed custom home in the gated Creeks Edge estates near Lake Travis. Custom steel entry door leads into the open living room w/wide plank white oak flooring and solid honed limestone fireplace. The true showstopper is the elegantly designed kitchen, w/professional grade Thermador appliances, built-in fridge, 48" gas range, solid wood cabinets, Dekton Helena counters, imported Italian glazed tile backsplash, vaulted ceilings, cedar beams and brass pendants. A separate prep kitchen, walk-in pantry and mud room sit behind the main kitchen w/checkerboard marble floors, Carrara marble counters, 2nd built-in fridge, dishwasher, microwave, ice maker and wine fridge. The huge utility room has ample cabinet storage and hookups for 2 sets of W/D. Primary suite w/coffered ceiling, large Pella casement windows and direct patio access. Spa-like bathroom w/intricate marble flooring, Taj Mahal quartzite counters, Visual comfort lighting, large walk-in closet, huge marble wet room w/freestanding tub and dual showers. Italian made Rohl fixtures. 1st floor game room wired for sound and custom sliders leading to the covered veranda spanning the entire back of the home. Extensive outdoor living areas w/Versailles pattern floors, tongue & groove wood ceilings, gas fireplace and full outdoor kitchen. 2nd floor bonus and flex rooms.



Outside, a separate casita w/full bath and walk-in closet serve as a 5th bedroom or flex space. The home sits on a fully fenced 1.18 acre lot w/hill country views. Creeks Edge residents enjoy an ultra-low 1.56% property tax, saving up to \$28,000 per year compared to similarly priced homes nearby, and a common sense HOA w/minimal restrictions. Home is in highly rated Lake Travis ISD w/Bee Cave Elementary, Bee Cave MS and Lake Travis HS all nearby.

Built in 2023

### Essential Information

ListingFeed	abor_vow
MLS® #	9100357
List Price	\$2,650,000
Sale Price	\$2,650,000
Sale Date	October 24th, 2023
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,742
Acres	1.18
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	16025 Cool Breeze Cove
Subdivision	Creeks Edge
City	Austin
County	Travis
State	TX
Zip Code	78738

### Amenities

Utilities	Electricity Connected, Fiber Optic Available, Propane, Underground Utilities, Water Connected
Features	Gated
Parking	Additional Parking, Attached, Door-Multi, Driveway, Garage, Kitchen Level, Paver Block, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Hills, Panoramic
Waterfront	None

### **Interior**

Interior	Marble, Stone, Tile, Wood
Appliances	Built-In Range, Built-In Refrigerator, Convection Oven, Dishwasher, Disposal, Gas Range, Ice Maker, Microwave, Range Hood, See Remarks, Stainless Steel Appliance(s), Tankless Water Heater, Water Purifier, Wine Refrigerator
Heating	Central, Heat Pump, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas Log, Outside
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Sloped Down, Front Yard, Landscaped, Native Plants, Sprinklers Automatic, Trees Medium Size, Views
Windows	Double Pane Windows, Insulated Windows, Low Emissivity Windows, Wood Frames
Roof	Metal
Construction	Blown-In Insulation, Masonry, Stone, Spray Foam Insulation, Stucco
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis