

# \$2,950,000 - 9 Sugar Creek Drive, West Lake Hills

MLS® #9419012

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## \$2,950,000

5 Bedroom, 5.00 Bathroom, 4,396 sqft  
Residential on 1.08 Acres

Ridgewood Village Sec 06, West Lake Hills, TX

Secluded 1+ acre luxury estate located 3 blocks from Rollingwood Park in the heart of one of Austin's most exclusive neighborhoods.

Here you will find a sunlit enchanted home with a private winding drive over its own 40-foot bridge across a heavily wooded natural area.



Surrounded by towering trees, lush vegetation and meandering pathways, this custom home has 6 private outdoor living areas and an open floor plan designed by renowned architect James LaRue.

The home's beautifully appointed design matches its unique setting and features 4396 sq ft of living area, ideal for large gatherings of family and friends. The property also offers a recently modernized, 865 sq ft gym/recreation bonus room with walls of windows to view nature's glory and its own private entrance. This exceptional bonus room is designed for easy conversion to a mother-in-law or multigenerational suite.

With a two-story living room, an office with built in library, an oversized utility room, 5 bedrooms and 4.5 baths, the property is within walking distance to Austin's Zilker Park and the famous Barton Springs. This special property with its many features in the highly

rated Eanes school district will not last long.  
Schedule your private showing today!

Built in 1993

### Essential Information

ListingFeed	abor_vow
MLS® #	9419012
List Price	\$2,950,000
Sale Price	\$2,905,000
Sale Date	November 12th, 2021
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,396
Acres	1.08
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	9 Sugar Creek Drive
Subdivision	Ridgewood Village Sec 06
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746

### Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	See Remarks
Parking	Garage, Outside
# of Garages	3
View	Trees/Woods
Waterfront	See Remarks

### Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Oven, Plumbed For Ice Maker
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps
Lot Description	Private, Many Trees
Windows	Vinyl
Roof	Shingle
Construction	Stone
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake