

# **\$1,599,990 - 305 Enchanted Hilltop Way, Austin**

MLS® #9461331

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## **\$1,599,990**

4 Bedroom, 4.00 Bathroom, 4,140 sqft  
Residential on 0.35 Acres

Rough Hollow, Austin, TX

Rough Hollow Lakeway Highlands at its finest. Beautifully landscaped over 3/4 acre lot with a 600+ square foot cabana as well as a pool and hot tub. This home boasts 4 bedrooms (office/study could be a 5th bedroom) with 3 full and 1 half bath. To the left of the gated entryway is a casita bedroom with a full bathroom for guests, older children, or mother-in-law. Casita could also be used as a craft room or office. Large three car garage with driveway that includes an in ground basketball goal . The master bath was professionally remodeled in 2021 with designer details, top of the line fixtures, free standing vanity dressing areas and two large his and her walk in closets. The living, kitchen, dining areas with a must see oversized kitchen island is the perfect set up to host friends and family in one large open space. Upstairs has two bedrooms with one full bath, media room, and game room that houses a full size pool/ping pong table. Step outside to your backyard oasis that includes an outdoor kitchen/living area upstairs as well as a beautifully constructed open air, vaulted ceiling cabana with full outdoor kitchen, stone fireplace with TV mount above and beautiful pool and hot tub to enjoy year round. This is an entertainers dream home. Bonus is that the backyard backs to an easement which makes you feel like no one is around when you are downstairs enjoying the cabana and pool. Come tour today, this listing will not be available for long!



Built in 2014

## Essential Information

ListingFeed	abor_vow
MLS® #	9461331
List Price	\$1,599,990
Sale Price	\$1,475,000
Sale Date	April 28th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,140
Acres	0.35
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	305 Enchanted Hilltop Way
Subdivision	Rough Hollow
City	Austin
County	Travis
State	TX
Zip Code	78738

## Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected, Underground Utilities, Cable Connected, Fiber Optic Available, Other, Propane
Features	Barbecue, Community Mailbox, Dog Park, Fishing, Playground, Park, Pool, Planned Social Activities, Bar/Lounge, Car Share Available, Clubhouse, Common Grounds/Area, Courtyard, Fitness Center, Game Room, Gated, Internet Access, Lake, Pet Amenities, Property Manager On-Site, Restaurant
Parking	Concrete, Driveway, Garage, Attached, Covered, Direct Access, Door-Single, Guest, Lighted, Private
# of Garages	3
Garages	Garage Door Opener

View	Trees/Woods, Canyon, Hills, Neighborhood
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Gas Range, Dryer, Dishwasher, Exhaust Fan, Electric Oven, Free-Standing Refrigerator, Bar Fridge, Built-In Oven, Built-In Range, Cooktop, Double Oven, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, ENERGY STAR Qualified Water Heater, Free-Standing Freezer, Freezer
Heating	Central, Hot Water, Heat Pump, Propane
Cooling	Central Air, Ceiling Fan(s), Electric, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Outside
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Private Yard, Rain Gutters, Arbor, Balcony, Barbecue, Basketball Court, Covered Courtyard, Garden, Gas Grill, Lighting, Outdoor Grill, Private Entrance, Uncovered Courtyard
Lot Description	Back Yard, Front Yard, Landscaped, Native Plants, Sprinklers Automatic, Few Trees, Trees Large Size, Bluff, Drip Irrigation/Bubblers, Garden, Gentle Sloping, Many Trees, Near Golf Course, Rolling Slope, Sprinkler - Rain Sensor, Sprinklers In Front, Sprinklers In Ground, Sprinklers In Rear, Sprinklers On Side, Views
Windows	Blinds, Screens, Aluminum Frames, Bay Window(s), Plantation Shutters, Shutters
Roof	Composition
Construction	HardiPlank Type, Masonry, Stone, Stucco, Blown-In Insulation, Concrete, Frame, Glass, Masonite, Stone Veneer
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Rough Hollow

Middle  
High

Lake Travis  
Lake Travis