

\$2,165,000 - 1618 Westlake Drive, West Lake Hills

MLS® #9731336

\$2,165,000

4 Bedroom, 4.00 Bathroom, 2,712 sqft
Residential on 0.96 Acres

Stroter, West Lake Hills, TX

This gated, gorgeous mid-century modern home is located in West Lake Hills with striking views on approximately 1 acre! It is just minutes to downtown Austin. The 2700 square foot, 4 bedroom, 3 1/2 bathroom home was rebuilt from the studs in 2016. This extensive renovation included the addition of a spacious primary suite with a beautifully adorned bathroom. 2016 updates also included a new roof, electrical, plumbing, HVAC, insulation, Andersen windows, a tankless water heater, and Jenn-Air appliances. In 2021, the garage was modernized to include insulation, energy-efficient windows, and a split unit for temperature control, increasing additional climate-controlled storage or flex use space. There is an open floor plan between the kitchen, dining area, and family room, as well as access to the rear yard allowing for indoor/outdoor living and entertaining. A formal living room is located on the first level, and an additional area to best fit one's needs is on the upper level. The kitchen features an expansive island with grey goose marble countertops, breakfast bar, wine refrigerator, and gas cooking. Vaulted ceilings and skylights fill the open kitchen, living, and dining areas with lots of light. This smart home is equipped with Wi-Fi thermostats, smart garage door openers, sensor/door triggered interior lighting, electrical vehicle charging outlet, and is wired for surround sound and ethernet. The fully fenced property allows for enjoyment of the lovely trees and spacious grounds in the



front and rear yards. Step outside to a xeriscaped entertaining area with a dual patio, artificial turf, and crushed granite trails. Tree and topographical surveys are available to expand the floor plan or add a pool. The property is connected to sewer, city water, and natural gas. The cast iron plumbing running into the house was replaced in 2022. STR possibilities! Remodel design by CG&S and Waterloo Landscape Design concept are available. Eanes ISD. Make this beauty yours!

Built in 1965

Essential Information

ListingFeed	abor_vow
MLS® #	9731336
List Price	\$2,165,000
Sale Price	\$2,100,000
Sale Date	September 25th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,712
Acres	0.96
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1618 Westlake Drive
Subdivision	Stroter
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected
Features	None
Parking	Additional Parking, Attached, Garage, Heated Garage, Workshop in Garage, Electric Vehicle Charging Station(s)
# of Garages	2
View	Hills, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Range, Microwave, Oven, Tankless Water Heater, Wine Refrigerator
Heating	Central, Zoned
Cooling	Central Air, Dual, Zoned
Stories	Multi/Split

Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Moderate Trees, Private, Views, Xeriscape
Windows	Double Pane Windows, Skylight(s), Window Treatments
Roof	Composition
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake