

\$1,799,000 - 3401 Riva Ridge Road, Austin

MLS® #9769682

\$1,799,000

3 Bedroom, 4.00 Bathroom, 2,912 sqft
Residential on 0.52 Acres

Davenport Ranch Ph 01 Sec 01, Austin, TX

A Traditional Davenport Ranch Residence. Welcome to a charming residence nestled within the Davenport Ranch community in Westlake. This Louisiana-style Hays Town-influenced home exudes timeless appeal with its brick facade, cedar roof, functioning window shutters, copper gutters and an expansive screened-in porch. Situated on a spacious and shaded .5-acre lot, the property feeds into the highly acclaimed Eanes ISD and features three living spaces, two dining areas, three bedrooms, and three full bathrooms plus a powder room. The meticulously maintained home boasts numerous updates, including the aforementioned cedar shake roof and copper gutters, as well as new Kolbe windows and doors installed in 2017. Inside, the attention to detail continues with features such as eight-foot solid-core interior doors with Emtek hardware, smooth Level 5 finishes on all walls and ceilings, and 2 1/2" oak flooring throughout. The residence also offers modern amenities, including Viking appliances in the kitchen, Kohler hardware in the bathrooms, and crown molding in every single room. Serene Treetop Views. Adding to its allure, the property includes a recently reinforced (2022) +/- 700 square foot screened-in porch with copper screens, providing an ideal space to enjoy the treetop views and



surrounding beauty of Davenport Ranch. With its thoughtful updates and prime location within the Eanes ISD, 3201 Riva Ridge Road combines traditional charm with contemporary comfort, making it a sought-after home in the heart of Austin. 2,912 sqft per Floorplan Graphics. 24-Hour Advance Showing Notice. Owner/Agent. MORE at RivaRidgeRoad.com

Built in 1984

Essential Information

ListingFeed	abor_vow
MLS® #	9769682
List Price	\$1,799,000
Sale Price	\$1,700,000
Sale Date	June 4th, 2024
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,912
Acres	0.52
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3401 Riva Ridge Road
Subdivision	Davenport Ranch Ph 01 Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached, Garage Faces Front
# of Garages	2
View	Park/Greenbelt
Waterfront	None

Interior

Interior	Adobe, Brick, Carpet, Tile, Wood
Appliances	Cooktop, Dishwasher, Electric Range, Disposal, Ice Maker, Microwave, Oven, Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Kitchen
# of Stories	2
Stories	Two

Exterior

Exterior Features	See Remarks
Lot Description	Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Trees Large Size
Windows	Window Treatments
Roof	Shingle
Construction	Brick Veneer, Frame, Masonry
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake