

# **\$1,975,000 - 303 Buckeye Trail, West Lake Hills**

MLS® #9794782

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## **\$1,975,000**

3 Bedroom, 3.00 Bathroom, 2,498 sqft  
Residential on 0.44 Acres

Carissa Add, West Lake Hills, TX

From the private walled enclave in the front to the spacious rear screened-in porch & upper deck, you will find the perfect place to enjoy nature on your terms. Whether you want to be secluded and quiet, enjoy the expansive hill country views on the near horizon or take in the spectacular downtown views from the upper deck, this home does not disappoint. Open living, kitchen and dining areas all share hill country views and access to the large back yard. Two secondary bedrooms, a laundry area, full bath and half bath complete the downstairs layout. The upstairs primary bedroom, bath & sitting area/office is the private owners' area. This is also where you will find the best views in the house! Open, light and airy floorplan with an abundance of windows that bring the outside indoors. Permit ready for the addition of a back yard swimming pool. Great privacy & exceptional condition. Too many high end features to list here. 303 Buckeye Trail is conveniently located just off Bee Cave Road, only minutes from Eanes Elementary, Trinity Episcopal School, grocery stores, pharmacies & tons of eateries & other shopping. Current owners have done thoughtful, sustainable and energy efficient upgrades. The standing seam metal roof is set up with full solar panels which bring the electric bill down to an average of -\$80 per month. Trex decking on the massive screened in 3 season porch & on the upper deck off the master is extremely durable & very low maintenance. Hardiplank siding on the back &



sides counts as "masonry" to lower your insurance rates. Nema 50 amp outlet in garage for car charging. Dupont ground grid stabilizer (designed to prevent wash-out) is filled in with Austin river rock that increases parking capacity without adding to impervious cover. Water descaler at water heater closet removes minerals w/out adding salt & helps prolong appliance life. 98% of lighting is LED. Upstairs hardwood flooring has noise cancelling underlayment which lessens noise downstairs.

Built in 1985

### Essential Information

ListingFeed	abor_vow
MLS® #	9794782
List Price	\$1,975,000
Sale Price	\$2,100,000
Sale Date	November 1st, 2021
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,498
Acres	0.44
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	303 Buckeye Trail
Subdivision	Carissa Add
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Features	None
Parking	Attached, Circular Driveway, Driveway, Garage Faces Front, Garage, Gravel
# of Garages	2
Garages	Garage Door Opener
View	City, Hills, Panoramic
Waterfront	None

## Interior

Interior	Tile, Wood
Appliances	Built-In Oven, Dishwasher, Exhaust Fan, Free-Standing Refrigerator, Disposal, Gas Range, Gas Water Heater, Microwave, Solar Hot Water, Vented Exhaust Fan
Heating	Central, Exhaust Fan, Fireplace(s), Natural Gas, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Lighting, Uncovered Courtyard
Lot Description	Gentle Sloping, Interior Lot, Landscaped, Trees Large Size
Windows	Blinds, Double Pane Windows, ENERGY STAR Qualified Windows
Roof	Metal
Construction	HardiPlank Type, Stone
Foundation	Slab

## School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake