

# \$1,400,000 - 3805 Rockledge Drive, Austin

MLS® #9833279

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## \$1,400,000

4 Bedroom, 3.00 Bathroom, 2,796 sqft

Residential on 0.61 Acres

Northwest Hills, Austin, TX

This 1954 Mid-Century ranch home exudes charm & character, situated under a canopy of trees on a sprawling .61 acre double lot on a highly desirable street in Northwest Hills. One of the first homes built in Northwest Hills, wrapped in ledge rock from the Far West quarry & adorned with a red metal roof, this was an original classic cabin before NW Hills was developed! Very well maintained, this could be the perfect private residence or has loads of potential for a teardown re-build project subdivided into 2 lots. This is an SF-3 lot abutting MF-2 zoning. The flagstone walkway leads you to the charming Saltillo tiled foyer w/a lighted art niche & gorgeous ledge rock fireplace in the living room w/cozy wood-like floors, views of the peaceful backyard & french doors leading to the dining & kitchen areas. Through the french doors is a delightful living dining area filled w/natural light from the walls of windows overlooking the Texas sized gabled covered patio & lovely tree canopied yard. Step up to a country kitchen wrapped with timeless white cabinetry & a custom mosaic tiled island for the perfect gathering hub. Just off the foyer is a greeting room/office w/wood-like flooring, a nice flow to the kitchen & entrance to the spacious primary bedroom. The ensuite bath features a double sink vanity, separate tub, shower & more storage. 3 more generously-sized bedrooms are in a separate wing. At the end of the hall you will find a guest suite w/a separate office, ensuite bath & access to the backyard



providing a private entrance. The expanded covered patio is perfect for enjoying this special property with so many spaces to take in the natural beauty, wildlife & plenty of outdoor fun featuring a covered outdoor grilling patio & large storage shed. Located less than a .25 mile from Doss Elementary & Murchison Middle School w/access to all of the great shopping, grocery & dining along Far West & Wood Hollow. This is a rare opportunity to own a piece of NW Hills history!

Built in 1954

**Essential Information**

ListingFeed	abor_vow
MLS® #	9833279
List Price	\$1,400,000
Sale Price	\$1,200,000
Sale Date	May 3rd, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,796
Acres	0.61
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	3805 Rockledge Drive
Subdivision	Northwest Hills
City	Austin
County	Travis
State	TX
Zip Code	78731

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water
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	Connected
Features	See Remarks
Parking	Driveway
View	None
Waterfront	None

### **Interior**

Interior	Laminate, Tile
Appliances	Built-In Electric Oven, Dishwasher, Disposal, Electric Cooktop, Exhaust Fan, Gas Water Heater, Microwave
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Raised Hearth, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard, Exterior Steps, Rain Gutters
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Level, Private, Sprinklers Automatic, Sprinklers In Front, Sprinklers In Ground, Sprinklers In Rear, Sprinklers On Side, Trees Large Size, Trees Medium Size
Windows	Blinds, Double Pane Windows, Screens
Roof	Metal
Construction	Stone, Wood Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson