

# \$1,450,000 - 2407 Cliffs Edge Drive, Austin

MLS® #9884999

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## \$1,450,000

5 Bedroom, 4.00 Bathroom, 3,964 sqft  
Residential on 0.29 Acres

Barton Creek West, Austin, TX

Seller offers an assumable loan with 27 years at 3.125%. Surrounded by majestic oak trees, this incredibly spacious former model home is a hidden gem in the coveted Barton Creek West neighborhood. You'll be thrilled to discover its top-notch location, within the highly acclaimed Eanes Independent School District. Picture-perfect and functional, this home offers a private 2-room office that's just off the garage – the perfect spot to get work done in peace. With the master bedroom conveniently situated on the main floor and four additional bedrooms upstairs, there's plenty of room for everyone. The family room opens up to the kitchen and informal dining area, creating a warm and inviting space to hang out. And when you're in the mood for more formal gatherings, there are separate living and dining rooms to impress your guests. Upstairs, you'll find a fun playroom, perfect for kids of all ages. Need extra storage? No problem! There's a large walk-in attic that can accommodate all your treasures. Enjoy easy access to the nearby park, pool, and an expansive 400-acre private greenbelt with over 7 miles of stunning hiking trails. Imagine savoring the breathtaking hill country sunsets from your shaded patio or gazing up at the star-filled sky from the upstairs deck. And if you're longing for privacy, the backyard is a tranquil oasis surrounded by lush foliage. Just 4 miles away, the Hill Country Galleria offers a fantastic shopping and dining experience, while downtown Austin is a mere



12.5 miles from your doorstep, promising endless entertainment and cultural attractions. Prepare to fall in love with this extraordinary home, where natural beauty and comfortable living harmoniously blend together.

Built in 1990

### Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 9884999                 |
| List Price     | \$1,450,000             |
| Sale Price     | \$1,435,000             |
| Sale Date      | November 17th, 2023     |
| Bedrooms       | 5                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 3,964                   |
| Acres          | 0.29                    |
| Year Built     | 1990                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2407 Cliffs Edge Drive |
| Subdivision | Barton Creek West      |
| City        | Austin                 |
| County      | Travis                 |
| State       | TX                     |
| Zip Code    | 78733                  |

### Amenities

|           |   |
|-----------|---|
| Utilities | Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected, Underground Utilities |
| Features  | Common Grounds/Area, Community Mailbox, Curbs, Internet Access, Playground, Park, Pool, Sport Court(s), See Remarks, Sidewalks,                 |

|              |  |
|--------------|--|
|              | Trails/Paths                                   |
| Parking      | Additional Parking, Garage Faces Front, Garage |
| # of Garages | 2  |
| Garages      | Garage Door Opener                             |
| View         | Park/Greenbelt, Trees/Woods                    |
| Waterfront   | None   |

### **Interior**

|                 |   |
|-----------------|---|
| Interior        | Carpet, Tile, Wood  |
| Appliances      | Convection Oven, Dishwasher, Electric Cooktop, Electric Water Heater, Disposal, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan |
| Heating         | Central, Heat Pump  |
| Cooling         | Central Air, Ceiling Fan(s), Heat Pump  |
| Fireplace       | Yes   |
| # of Fireplaces | 2   |
| Fireplaces      | Family Room, Glass Doors, Wood Burning, Recreation Room   |
| # of Stories    | 2   |
| Stories         | Two   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Rain Gutters  |
| Lot Description   | Back Yard, Front Yard, Backs to Greenbelt/Park, Sprinklers Automatic, Trees Large Size, Trees Medium Size |
| Windows           | Blinds  |
| Roof              | Asphalt, Composition  |
| Construction      | Brick, HardiPlank Type, Radiant Barrier   |
| Foundation        | Slab  |

### **School Information**

|            |              |
|------------|--------------|
| District   | Eanes ISD    |
| Elementary | Barton Creek |
| Middle     | West Ridge   |
| High       | Westlake     |