

# \$1,599,000 - 8701 Ambrosia Drive, Austin

MLS® #9885783

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## \$1,599,000

6 Bedroom, 8.00 Bathroom, 5,910 sqft  
Residential on 0.55 Acres

Rocky Creek Ranch Sec 2, Austin, TX

Rare opportunity for over-sized homesite in a master planned community close to the city! This highly customized home is located on a very private, heavily treed, .55-acre lot in a cul-de-sac w/Hill Country views, just one adjoining neighbor. No detail was overlooked in the planning of this home including custom finishes, custom floor plan design, & energy efficiency. Home has outstanding high-end finishes such as extensive white oak flooring throughout main living areas/bedrooms. Wood staircase with custom fabricated wrought iron railing. Gourmet Kitchen with imported Italian Range and Venthood, built-in wall oven plus convection microwave, separate refrigerator & freezer, oversized pantry as well as Butler's pantry with wine reserve. Owner's Suite has extensive built-in cabinets, heated marble floors including oversized shower with multiple shower heads, free standing tub, separate vanities, divided closet plus walk-in linen storage. Oversized Family Ready Room with built-in cubbies, extensive cabinetry, and herringbone slate floors. First floor Guest Suite features heated floors including the shower, floating vanity with accent lighting, and door to exterior. Study has floor to ceiling bookcases with a coffered ceiling. Unique plan design includes private garage apartment with separate entry including kitchenette, eating & living space, large bedroom with private bath and passage to the main house through the conditioned



â€œTexas Basementâ€•. Large 15â€™x22â€™+ Media Room with stadium seating plus stage with adjoining wet bar, refrigerator, and microwave. Oversized 1,100+ SF four car garage with 18â€™ wide x 8â€™ tall doors & custom epoxy flooring. First and second floors both feature Powder Bathrooms and Laundry facilities. All six bedrooms have private on-suite baths w/walk-in closets. Home has â€œ5 Stars Plus Confirmedâ€• Energy Rating Certificate: Bosh Geothermal HVAC, Sealed Attic, etc. During Austin winter storm this home did not lose heat or hot water.

Built in 2015

### Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 9885783                 |
| List Price     | \$1,599,000             |
| Sale Price     | \$1,725,000             |
| Sale Date      | September 22nd, 2021    |
| Bedrooms       | 6                       |
| Bathrooms      | 8.00                    |
| Full Baths     | 6                       |
| Half Baths     | 2                       |
| Square Footage | 5,910                   |
| Acres          | 0.55                    |
| Year Built     | 2015                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8701 Ambrosia Drive     |
| Subdivision | Rocky Creek Ranch Sec 2 |
| City        | Austin                  |
| County      | Travis                  |
| State       | TX                      |
| Zip Code    | 78738                   |

## Amenities

|              |  |
|--------------|--|
| Utilities    | Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Not Available, Propane, Phone Available, Sewer Connected, See Remarks, Underground Utilities, Water Connected |
| Features     | Barbecue, Common Grounds/Area, Community Mailbox, Fishing, Internet Access, Playground, Pool, Trails/Paths   |
| Parking      | Attached, Concrete, Door-Multi, Garage Faces Front, Garage, Inside Entrance, Oversized, Garage Faces Side, See Remarks   |
| # of Garages | 4  |
| Garages      | Garage Door Opener   |
| View         | Park/Greenbelt, Hills, Trees/Woods   |
| Waterfront   | None   |

## Interior

|                 |   |
|-----------------|---|
| Interior        | Carpet, Marble, Stone, Tile, Wood   |
| Appliances      | Built-In Electric Oven, Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, Electric Range, Electric Water Heater, Free-Standing Gas Oven, Free-Standing Gas Range, Free-Standing Refrigerator, Freezer, Disposal, Gas Range, Humidifier, Ice Maker, Microwave, Plumbed For Ice Maker, Range Hood, Water Softener Owned |
| Heating         | Central, Exhaust Fan, ENERGY STAR/ACCA RSI Qualified Installation, ENERGY STAR Qualified Equipment, Forced Air, Fireplace(s), Humidity Control, Heat Pump, Hot Water, Propane, Propane Stove, Radiant Floor, See Remarks, Zoned   |
| Cooling         | Central Air, Ceiling Fan(s), ENERGY STAR Qualified Equipment, Humidity Control, Heat Pump, Multi Units, See Remarks, Zoned  |
| Fireplace       | Yes   |
| # of Fireplaces | 2   |
| Fireplaces      | Gas Starter, Great Room, Outside, Raised Hearth, Wood Burning, Insert   |
| # of Stories    | 2   |
| Stories         | Two   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Lighting, Private Yard, Rain Gutters   |
| Lot Description   | Cul-De-Sac, Level, Pie Shaped Lot, Many Trees, Sprinklers Automatic, Trees Large Size, Views          |
| Windows           | ENERGY STAR Qualified Windows, Insulated Windows, Plantation Shutters, Screens, Tinted Windows, Vinyl |
| Roof              | Composition, Tile   |

|              |                        |
|--------------|------------------------|
| Construction | Masonry, Stone, Stucco |
| Foundation   | Slab                   |

### **School Information**

|            |                        |
|------------|------------------------|
| District   | Lake Travis ISD        |
| Elementary | Bee Cave               |
| Middle     | Bee Cave Middle School |
| High       | Lake Travis            |