

# \$1,650,000 - 2406 Rollingwood Drive, West Lake Hills

MLS® #9950561

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## \$1,650,000

3 Bedroom, 2.00 Bathroom, 2,841 sqft  
Residential on 0.37 Acres

Rollingwood, West Lake Hills, TX

Opportunity to build in sought-after Rollingwood! Call your architect/builder for a rare opportunity to build on a secluded lot in one of the city's most desirable neighborhoods. Located just moments from Zilker park, the Hike and Bike trail, and the member-only Rollingwood swimming pool and private club, this idyllic property is tucked quietly away off Rollingwood Drive.

Surrounded by towering trees and mature foliage, this property offers privacy and peace while still being in the heart of Austin's best features and only three miles to downtown.

Residents of Rollingwood love having their own mayor, city council, responsive police force, trash service (twice a week!), building codes and administration, and low tax rate.

Located just a stone's throw to Zilker Park for Austin favorites (ACL festival, the Trail of Lights, etc), and within walking distance to shopping (Trader Joe's, Randall's, etc), restaurants, and services, and also zoned to the nation's leading schools at highly-acclaimed Eanes School District. Note: Property is sold as-is, value is in the land. Also note that membership to Rollingwood pool and club is separate and not included in the sale of the property.



Built in 1979

## Essential Information

ListingFeed      abor\_vow

MLS® #	9950561
List Price	\$1,650,000
Sale Price	\$1,285,250
Sale Date	May 17th, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,841
Acres	0.37
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2406 Rollingwood Drive
Subdivision	Rollingwood
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746

### **Amenities**

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Available, Water Connected, Above Ground Utilities, Cable Connected, Sewer Available
Features	None
Parking	Attached, Driveway, Garage
# of Garages	2
View	None
Waterfront	None

### **Interior**

Interior	Carpet, Linoleum
Appliances	Built-In Electric Oven, Cooktop, Double Oven, Dishwasher, Disposal, Gas Water Heater, Electric Oven
Heating	Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Balcony, Dog Run
Lot Description	Front Yard, Gentle Sloping, Trees Large Size, Trees Medium Size, Back Yard, Sprinklers In Ground
Windows	None
Roof	Shingle
Construction	Stone, Wood Siding, Cedar
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake