

\$3,595,000 - 412 Ledgeway Ridge, Austin

MLS® #9972249

\$3,595,000

4 Bedroom, 4.00 Bathroom, 3,809 sqft
Residential on 1.74 Acres

Westlake Hills, Austin, TX

Builder says TIME TO SELL so bring us an offer! Crisp, modern new construction just completed and privately situated on a lush 1.74AC site in the recently platted 7-lot subdivision of Ledgeway Ridge. Neighbors to much more expensive properties, this home was thoughtfully designed with flexibility to accommodate a variety of lifestyles, with a primary bedroom suite on the main level and the 4th bedroom with adjacent bath also on the main level would lend itself to being used as a study rather than a bedroom, if desired, The well-appointed kitchen/great room design is designed to entertain a large crowd or host an intimate few, with a large island, Wolf and SubZero stainless appliances, including Wolf double convection ovens, warming drawer, microwave, SubZero built-in fridge, adjacent wet bar with beverage fridge, and an Asko dishwasher. Specialty lighting includes showstopper dining room fixture plus eye-catching pendant lights over the island. The enormous great room features walls of glass allowing the home to be washed in natural light and showcasing the outdoor living areas, pool, and outdoor grill--plus sweeping hill country views. The main level primary retreat provides generous spaces, a luxuriously appointed bath, and direct access to the terrace and enjoy a lush treehouse feel with sweeping views. Very spacious secondary bedrooms with ensuite baths and a game room are upstairs. This very close-in location, with downtown Austin less than 10



minutes away, is located within the City of Westlake Hills and served by the award winning Eanes ISD. The coveted low property taxes in this area have a total tax rate of 1.712, which is much lower than the City of Austin total tax rate. Just 5 minute drive to the new 97,000 sqft HEB Grocery at Lake Austin Blve. and Exposition!

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	9972249
List Price	\$3,595,000
Sale Price	\$3,295,000
Sale Date	June 23rd, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,809
Acres	1.74
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	412 Ledgeway Ridge
Subdivision	Westlake Hills
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Cable Available, Electricity Connected, Water Connected, Propane, Underground Utilities
Features	See Remarks

Parking	Garage, Driveway, Garage Faces Front, Kitchen Level, Oversized
# of Garages	2
Garages	Garage Door Opener
View	Hills, Panoramic, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Built-In Oven, Built-In Refrigerator, Convection Oven, Double Oven, Down Draft, Gas Cooktop, Tankless Water Heater, Warming Drawer, Wine Cooler
Heating	Central, Heat Pump, Electric, Zoned
Cooling	Central Air, Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Gas Grill, Outdoor Grill
Lot Description	Trees Small Size, Cul-De-Sac, Gentle Sloping, Private, Trees Medium Size, Views
Windows	Double Pane Windows
Roof	Membrane, Metal
Construction	Stucco
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake