

# \$4,750,000 - 3100 Edgewater Dr, Austin

MLS® #1812574

**\$4,750,000**

2 Bedroom, 2.00 Bathroom, 1,540 sqft  
Residential on 1.07 Acres

Cebar Ranch Lakeview Acres, Austin, TX

Rested along one of the most coveted stretches of Lake Austin, 3100 Edgewater Drive is a charming waterfront retreat offering 100'+/- of waterfront just minutes from the city. This privately gated property spans just over an acre, shaded by towering cypress and oak trees that provide a picturesque and tranquil setting. The two-bedroom, two-bathroom home is designed for effortless lakeside living, with inviting interiors that blend comfort and charm. Whether you're unwinding indoors or stepping outside to take in the natural beauty, this retreat is perfectly suited for those who appreciate a relaxed waterfront lifestyle. Steps from the door you will find fish, turtles and a bird watchers paradise. A highlight of the property is the covered tie-up boat dock, an ideal spot for gathering with friends while watching the boats drift by in the shade. The back patio extends the living space outdoors, offering a perfect place to enjoy morning coffee or sunset cocktails with the sparkling lake as your backdrop. Whether used as a full-time residence or a weekend getaway, 3100 Edgewater Drive embodies the essence of laid-back luxury, where every day on Lake Austin feels like a retreat. Within Eanes ISD. 24-Hour Advance Showing Notice Required. Tax and assessed values are estimates for illustration purposes only. All figures should be independently verified.

Built in 1964



## Essential Information

MLS® #	1812574
Price	\$4,750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,540
Acres	1.07
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Active

## Water Feature/View

View	Lake,Lake Austin
Is Waterfront	Yes
Water Body	Lake Austin

## Community Information

Address	3100 Edgewater Dr
Area	8W
Subdivision	Cebar Ranch Lakeview Acres
City	Austin
County	Travis
State	TX
Zip Code	78733

## Amenities

Utilities	Above Ground Utilities
Features	None
Parking	Carport

## Interior

Interior	Vinyl
Appliances	Cooktop, Dishwasher, Electric Oven, Electric Range, Disposal, Microwave, Oven
Heating	Central
# of Stories	1
Stories	One

**Exterior**

Exterior Features	Private Yard, Dock
Lot Description	None
Roof	Shingle
Construction	Stone
Foundation	Slab

**School Information**

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake

**Additional Information**

Date Listed	April 4th, 2025
Days on Website	191
Days on Market	166

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