

\$5,400,000 - 2607 River Hills Rd G, Austin

MLS® #2142029

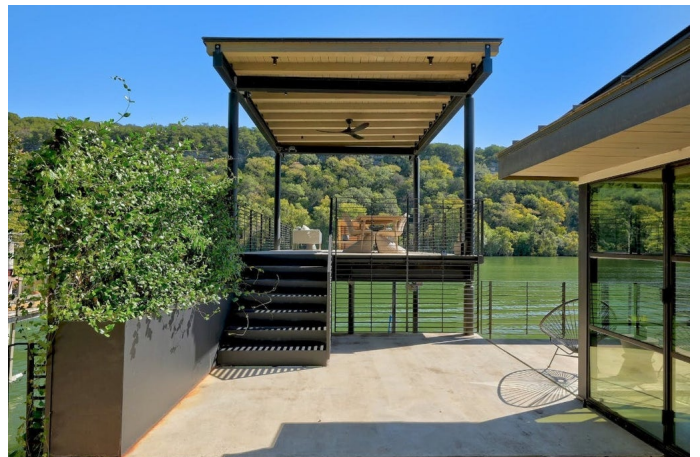
\$5,400,000

1 Bedroom, 1.00 Bathroom, 751 sqft

Residential on 2.04 Acres

Pecan Bottoms on Lake Austin, Austin, TX

~1.5M PRICE REDUCTION FROM ORIGINAL LIST PRICE! Fantastic waterfront opportunity set on 2.04 acres on Lake Austin. Enjoy the waterfrontage and private views looking out across the lush rolling hills of Emma Long Park. Equidistant to Westlake and Bee Caves, you will have access to all the shopping, dining and entertainment you could want. The level property hosts a modern lakeside bungalow, private boat dock, party deck and comes with two sets of plans to construct a spectacular main residence. The Ryan Street Architects designed lake cabin is a showpiece on its own, with a wall of steel-framed windows opening up to the water. A huge, two-level shaded deck is cantilevered out over a boat dock and the water. The sleek, modern lake cabin features polished concrete floors, shiplap ceiling accents and fresh white walls so the focus is on the view. The kitchen is a perfect space to whip up waterside snacks or an elegant alfresco dinner on the patio off the living room. The cabin also includes a large, secured storage space under the dwelling. Two sets of Ryan Street Architect plans (one permitted, one previously permitted) are a perfect starting place to create your dream home and save months in development time. See plan options in the "MORE INFO" tab, or inquire for details. One set of the plans and renderings are not fully permitted by the City of Austin. All parties should independently verify planning and building specifics with the appropriate agencies. Tax and assessed



values are estimates for illustration purposes only. All figures should be independently verified.

Built in 2005

Essential Information

MLS® #	2142029
Price	\$5,400,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	751
Acres	2.04
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	ParkGreenbelt,Hills,Lake,River,Lake Austin
Is Waterfront	Yes
Water Body	Lake Austin

Community Information

Address	2607 River Hills Rd G
Area	8W
Subdivision	Pecan Bottoms on Lake Austin
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Gravel

Interior

Interior	Concrete
Appliances	Cooktop, Dishwasher, Freezer, Gas Cooktop, Disposal, Microwave, Oven, Refrigerator, See Remarks
Heating	Fireplace(s), See Remarks
# of Fireplaces	2
Fireplaces	Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Balcony, Boat Slip, Dock, Lighting, Private Entrance, Private Yard, Fire Pit
Lot Description	Cleared, Front Yard, Landscaped, Private, See Remarks, Trees Small Size
Roof	Metal
Construction	See Remarks
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	October 3rd, 2025
Days on Website	20
Days on Market	1

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