

# \$2,599,000 - 6700 Troll Hvn, Austin

MLS® #2610910

**\$2,599,000**

3 Bedroom, 2.00 Bathroom, 1,940 sqft  
Residential on 0.25 Acres

Rivercrest Add Sec 02, Austin, TX

An exceptional one-story lakefront home tucked away in the highly sought-after Rivercrest community on Lake Austin. Located just west of the iconic Pennybacker Bridge, this hidden gem offers rare direct access to Lake Austin with a private boat slip and gazebo within the prestigious Eanes Independent School District.

Situated at the end of a peaceful channel just off the main lake, this beautifully maintained home features a spacious and inviting layout with generous indoor and outdoor living spaces. Enjoy tranquil mornings and golden sunsets from the expansive flagstone patios in the front and back of the home, perfect for relaxing or entertaining guests.

Step out your back door and onto your boat for a quick ride across the canal to local favorite Ski Shores Caf&#233;, or cruise down the lake and soak in the beauty of West Austin&#169;s lush, tree-lined shoreline. Whether you&#169;re seeking weekend escapes or year-round lakefront living, this home offers the ideal blend of privacy, charm, and access to all the best of Austin.

Don't miss this rare opportunity to live the lake life just minutes from downtown Austin.



Built in 1974

## Essential Information

MLS® #	2610910
Price	\$2,599,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,940
Acres	0.25
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Water Feature/View**

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

### **Community Information**

Address	6700 Troll Hvn
Area	8W
Subdivision	Rivercrest Add Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78746

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Water Connected, Natural Gas Not Available
Features	Lake
Parking	Detached Carport, Driveway

### **Interior**

Interior	Wood
Appliances	Cooktop, Dryer, Dishwasher, Electric Oven, Disposal, Washer
Heating	Central
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Boat Slip, Covered Courtyard, Gas Grill, Outdoor Grill, Private Yard, Dock
Lot Description	Corner Lot, Landscaped, Trees Large Size, Cul-De-Sac
Roof	Asphalt
Construction	HardiPlank Type, Stone Veneer
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake

### **Additional Information**

Date Listed	May 1st, 2025
Days on Website	163
Days on Market	130

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