# \$1,099,000 - 1305 Village West Dr, Austin

MLS® #3074539

## \$1,099,000

4 Bedroom, 5.00 Bathroom, 3,002 sqft Residential on 0.30 Acres

Austin Lake Hills Sec 01, Austin, TX

\*\*Custom Luxury in Austin Lake Hills â€"

Modern Comfort with Resort Perks\*\*

This 2018 custom home in Austin Lake Hills offers over 3,000 sq ft of luxury living with upscale finishes and thoughtful design throughout.

Features include 10' ceilings, polished concrete floors, custom built-ins, and an open-concept layout with a sleek fireplace. The gourmet kitchen boasts quartz countertops, stainless appliances, a large island, breakfast bar, pantry, and ceiling-height cabinets.

All four bedrooms have en-suite baths and walk-in closets, including a spacious primary suite with a soaking tub, frameless shower, double vanity, and a huge custom closet.

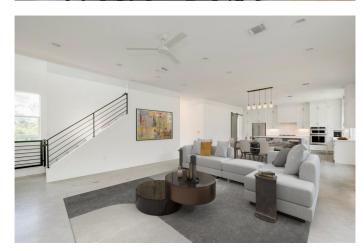
Extras include a hobby room, mudroom with second fridge space, guest suite or office with private bath and loft, smart wiring, fresh paint, EV-ready garage, and a buried propane tank.

Enjoy a covered patio, fenced yard, and a chicken coop. Neighborhood amenities include a pool, boat launch, and access to trails and parks.

Luxury living in a prime Austin location.







Built in 2018

## **Essential Information**

MLS® # 3074539

Price \$1,099,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 3,002
Acres 0.30
Year Built 2018

Type Residential

Sub-Type Single Family Residence

Status Active

## Water Feature/View

View None

## **Community Information**

Address 1305 Village West Dr

Area 8W

Subdivision Austin Lake Hills Sec 01

City Austin
County Travis
State TX

Zip Code 78733

## **Amenities**

Utilities Cable Available, Cable Connected, Electricity Connected, High Speed

Internet Available, Propane, Phone Connected, Sewer Connected,

Water Connected

Features Common Grounds/Area, Lake, Park, Pool, Sport Court(s), See Remarks,

Trails/Paths

Parking Attached, Door-Single, Driveway, Garage Faces Front, Garage, Electric

Vehicle Charging Station(s)

# of Garages 2

Garages Garage Door Opener

Interior

Interior Concrete

Appliances Built-In Electric Oven, Dishwasher, Gas Cooktop, Disposal, Microwave,

Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s)

Heating Central, Fireplace(s)

# of Fireplaces 1

Fireplaces Living Room

# of Stories 2
Stories Two

## **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Interior Lot, Landscaped, Level, Private

Roof Composition, Shingle

Construction HardiPlank Type

Foundation Slab

## **School Information**

District Eanes ISD

Elementary Barton Creek

Middle West Ridge

High Westlake

## **Additional Information**

Date Listed May 8th, 2025

Days on Website 179

Days on Market 180

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