

\$1,249,000 - 1305 Village West Dr, Austin

MLS® #3074539

\$1,249,000

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 10â€™™ 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	\$1,249,000
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
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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, Propane, Sewer Connected, Water Connected, High Speed Internet Available, Phone Connected
Features	Sport Court(s), See Remarks, Trails/Paths, Common Grounds/Area, Lake, Park, Pool
Parking	Attached, Driveway, Garage Faces Front, Garage, Door-Single, 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, Landscaped, Level, Private, Interior Lot
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	158
Days on Market	146

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