

\$1,395,000 - 9707 Timber Ridge Pass, Austin

MLS® #4312274

\$1,395,000

4 Bedroom, 3.00 Bathroom, 3,535 sqft

Residential on 0.43 Acres

Westridge Estates, Austin, TX

Welcome to 9707 Timber Ridge Pass – a stunning modern single-family home nestled in the highly sought-after Eanes School District. This exceptional property offers a rare chance to experience the very best of Austin living.

Thoughtfully designed for the discerning buyer, this multi-level home is both spacious and inviting—ready for you to make it your own. With 4 generously sized bedrooms, each resident can enjoy the comfort of a private retreat. The open floor plan enhances everyday living and entertaining, featuring elegant living areas, a chef’s kitchen, and decks on every floor—including a rooftop deck perfect for taking in breathtaking Hill Country sunrises and sunsets.

Enjoy the luxury of outdoor living with a beautifully landscaped yard and a private spa, creating your own serene oasis. A two-car garage provides secure parking and additional storage for all your tools and recreational gear.

Just minutes from Downtown Austin, Westlake, and the Hill Country Galleria, this home offers the perfect blend of comfort, style, and location. With a low tax rate and lake access available, 9707 Timber Ridge Pass is more than a home—it’s a lifestyle.

Built in 2009

Essential Information



MLS® #	4312274
Price	\$1,395,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,535
Acres	0.43
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills
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Community Information

Address	9707 Timber Ridge Pass
Area	8W
Subdivision	Westridge Estates
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Available, Propane, Phone Connected
Features	Clubhouse, Lake
Parking	Common
# of Garages	2

Interior

Interior	Tile, Bamboo, Concrete
Appliances	Dishwasher, Gas Cooktop, Self Cleaning Oven, Stainless Steel Appliance(s), Built-In Oven, Dryer, Electric Water Heater, Free-Standing Gas Oven, Gas Range, Refrigerator, Washer
Heating	Electric
# of Fireplaces	1
Fireplaces	Family Room

Stories	Multi/Split
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Exterior

Exterior Features	Lighting, Private Yard, Balcony, Outdoor Grill
Lot Description	Back Yard, Front Yard, Landscaped, Garden, Gentle Sloping, Trees Medium Size
Roof	Flat Tile
Construction	Stucco, Concrete, Glass
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	April 11th, 2025
Days on Website	192
Days on Market	181

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