

# \$2,450,000 - 3601 Moon River Rd, Austin

MLS® #4699585

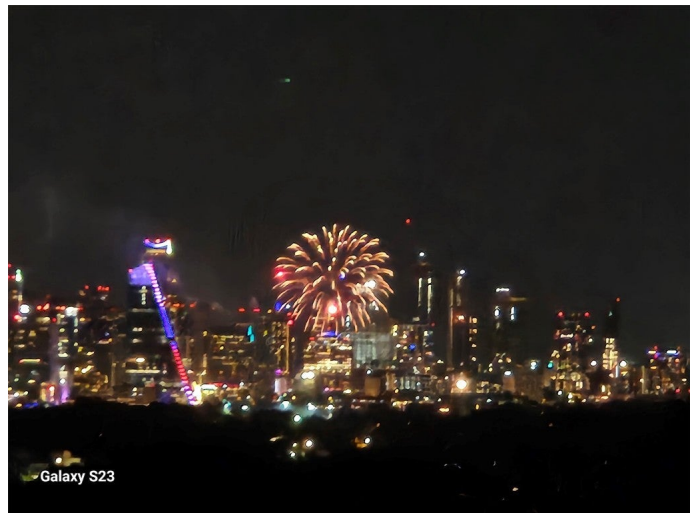
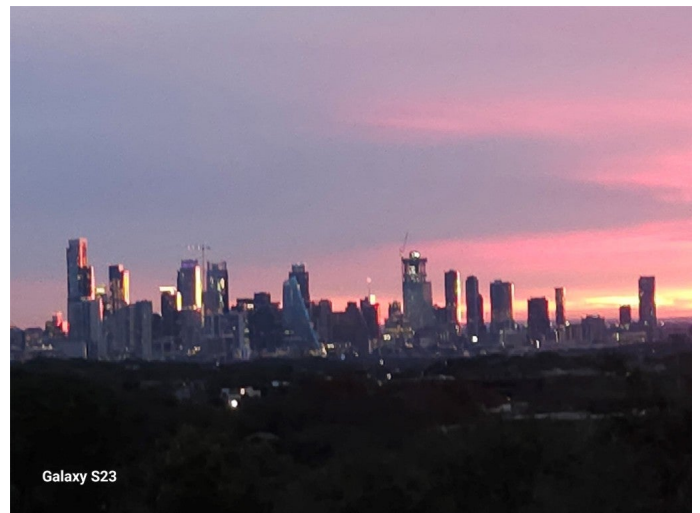
**\$2,450,000**

4 Bedroom, 4.00 Bathroom, 3,263 sqft

Residential on 0.43 Acres

Rolling Hills West, Austin, TX

On a wooded lot in one of Austin's most coveted enclaves, this peaceful property is the epitome of a one-of-a-kind retreat. Set on a remarkably private, wooded .43-acre lot, this home offers a rare combination of seclusion and connectivity. Located in the heart of Westlake and walkable to Westlake High School, this custom property allows its residents to feel worlds away while enjoying unparalleled proximity to the best of Austin. A dramatic atrium-style entry, framed by marble walls, soaring wood-beamed ceilings, and a wall of glass, creates a striking first impression and evokes the calm elegance of a refined retreat. Every corner of this residence reveals thoughtful details—angles, textures, and finishes that reflect a worldly design sensibility. The floor plan is both flexible and inspiring, with three spacious living areas and countless outdoor vignettes. The main level of the home features a sleekly integrated kitchen and family room, designed with both entertaining and everyday living in mind. A sunlit breakfast nook tucked beneath cathedral ceilings provides a peaceful start to the day, while a hidden walk-in pantry behind a leaded glass door adds charm and function. Two secondary bedrooms and a full bath occupy their own wing, offering privacy and comfort. Outdoor access leads to the pool and a series of stone pathways that wind through the property's lush landscape and large usable yard. Upstairs, a generous primary suite feels like a true retreat, complete with a wraparound



treetop deck, expansive bath, and a versatile layout. A large secondary living area—anchored by a gas fireplace—can serve as a media room, play space, or creative studio. The third level offers an unexpected bonus: a full guest suite with its own living room, fireplace, office, and private sun deck, all with sweeping views of downtown Austin. With its distinctive character and prime location, 3601 Moon River Road represents a rare opportunity to live expansively in the heart of it all.

Built in 1981

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 4699585                 |
| Price          | \$2,450,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 3,263                   |
| Acres          | 0.43                    |
| Year Built     | 1981                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |
| Has Pool       | Yes                     |

**Water Feature/View**

|      |                 |
|------|-----------------|
| View | City,TreesWoods |
|------|-----------------|

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 3601 Moon River Rd |
| Area        | 8E                 |
| Subdivision | Rolling Hills West |
| City        | Austin             |
| County      | Travis             |
| State       | TX                 |

Zip Code 78746

### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Features Common Grounds/Area

Parking Attached, Garage

# of Garages 2

### **Interior**

Interior Carpet, Tile, Wood

Appliances Built-In Gas Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave

Heating Central, Natural Gas

# of Fireplaces 2

Fireplaces Gas Log, Gas Starter, Living Room, Recreation Room

Stories Three Or More

### **Exterior**

Exterior Features Balcony, Exterior Steps, Outdoor Grill, Private Entrance, Private Yard, Rain Gutters

Lot Description Interior Lot, Landscaped, Private, Many Trees, Sprinklers Automatic, Views

Roof Composition, Shingle

Construction Brick, Vertical Siding

Foundation Slab

### **School Information**

District Eanes ISD

Elementary Cedar Creek (Eanes ISD)

Middle Hill Country

High Westlake

### **Additional Information**

Date Listed June 21st, 2025

Days on Website 119

Days on Market 98

HOA Fees 250

HOA Fees Freq. Annually

Property Listed by: Compass RE Texas, LLCThe information being provided is for consumers' personal, non-commercial

use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 18th, 2025 at 9:31am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.