

\$1,359,990 - 13409 Madrone Mountain Way, Austin

MLS® #5109371

\$1,359,990

4 Bedroom, 4.00 Bathroom, 3,414 sqft

Residential on 1.29 Acres

The Overlook At The Hills Of Texas Estates,
Austin, TX

TO-BE-BUILT opportunity with DAVID WEEKLEY "BUILD ON YOUR LOT." Currently offering a \$20,000 design incentive for new homes. Estimated completion is 2024. Lot is sold separately for \$450,000, see MLS 6131731. List price includes \$709,990 base price for the Gabrielle, plus approximate \$100K design center customizations, and assumes approximate \$100K in site development costs. There is also a one-bedroom Casita plan available for an additional \$250K. This is your chance to build a David Weekley one-story home on one of the last lots available in The Overlook at the Hills of Texas Estates, a private, luxury enclave of 26 homes tucked away in Southwest Austin. Vibrant comforts and easy elegance contributes to the modern appeal of The Gabrielle plan. Your luxurious Owner's Retreat presents an everyday vacation experience with a pamper-ready ensuite bathroom and an expansive walk-in closet. You'll love relaxing in the shade and hosting sunny birthday parties on the breezy covered porch. Decorate and furnish your impressive, open-concept living spaces to be picture-perfect for family celebrations. A deluxe pantry and presentation island adds pizzazz to the spectacular kitchen, which overlooks the rest of the home. Give every member of your family a wonderful place to make their own with the spacious spare bedrooms. The open study is situated to



create an ideal social lounge or a quiet home office. Deed restrictions and plat map are in attachments, seller does not have a survey. Lot markings on property photos and on the property itself are approximate. There is a pathway of cedar trees with a marker to the left of the For Sale Sign, that runs along the approximate lot line area and will take you to the back, where there is a pin and an orange flag. The wire fence along the back is the back property line. Septic and gas will be needed, electricity, water and AT&T are ready at the curb. The intriguing topography of this lot is just waiting for your creativity.

Built in 2024

Essential Information

MLS® #	5109371
Price	\$1,359,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,414
Acres	1.29
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Canyon,Hills
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Community Information

Address	13409 Madrone Mountain Way
Area	HD
Subdivision	The Overlook At The Hills Of Texas Estates
City	Austin
County	Hays

State	TX
Zip Code	78737

Amenities

Utilities	Electricity Available, Fiber Optic Available, Sewer Not Available, Underground Utilities, Water Available
Features	Gated
Parking	Attached
# of Garages	3

Interior

Interior	Wood
Appliances	Dishwasher, Disposal, Microwave, Oven
Heating	Central, See Remarks
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Sloped Down, Gentle Sloping, Private, Many Trees, Views
Roof	Composition
Construction	Masonry, See Remarks
Foundation	Slab

School Information

District	Dripping Springs ISD
Elementary	Cypress Springs
Middle	Sycamore Springs
High	Dripping Springs

Additional Information

Date Listed	September 3rd, 2024
Days on Website	355
Days on Market	276
HOA Fees	300
HOA Fees Freq.	Annually
Gated Community	Yes

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