# \$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 en suite bathroom and an expansive walk-in closet. You'II 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 pizazz 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

### **Community Information**

Address 13409 Madrone Mountain Way

Area HD

Subdivision The Overlook At The Hills Of Texas Estates

City Austin
County Hays

State TX

78737 Zip Code

### **Amenities**

Utilities Electricity Available, Fiber Optic Available, Sewer Not Available,

Underground Utilities, Water Available

**Features** Gated

**Parking** Attached

3 # of Garages

#### Interior

Interior Wood

Dishwasher, Disposal, Microwave, Oven **Appliances** 

Heating Central, See Remarks

1

# of Stories

Stories One

# **Exterior**

Exterior Features See Remarks

Sloped Down, Gentle Sloping, Private, Many Trees, Views Lot Description

Roof Composition

Construction Masonry, See Remarks

Foundation Slab

#### **School Information**

District **Dripping Springs ISD** 

Cypress Springs Elementary

Middle Sycamore Springs

High **Dripping Springs** 

### **Additional Information**

**Date Listed** September 3rd, 2024

Days on Website 376 427 Days on Market **HOA Fees** 300

HOA Fees Freq. Annually

Gated Community Yes

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