

# \$450,000 - 13409 Madrone Mountain Way, Austin

MLS® #6131731

**\$450,000**

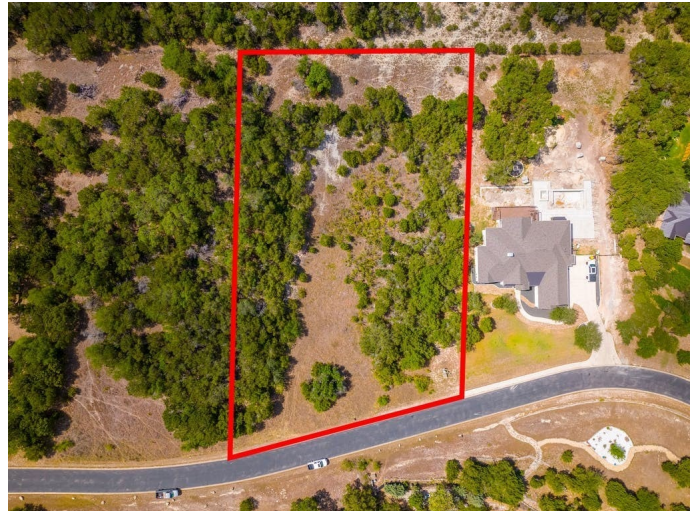
0 Bedroom, 0.00 Bathroom,  
Land / Farm on 1.29 Acres

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

Your opportunity to build your dream home with gorgeous Hill Country views is HERE! This is a rare opportunity to build new in the gated Overlook at the Hills of Texas Estates. Neighborhood does have an HOA and deed restrictions/ACC. Seller does not have a survey. Lot Markings on property photos and on the property itself are APPROXIMATE. There is a pathway of 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. Privacy, Privacy and more privacy await you in this small enclave of luxury homes, tucked away behind Friendship Ranch. Come see, you won't want to leave!

## Essential Information

MLS® #	6131731
Price	\$450,000
Bathrooms	0.00
Acres	1.29
Type	Land / Farm
Sub-Type	Unimproved Land
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  
Zip Code 78737

## Amenities

Utilities Electricity Available, Fiber Optic Available, Sewer Not Available, Underground Utilities, Water Available  
Features Gated, Curbs

## Exterior

Lot Description Sloped Down, Interior Lot, Private, Many Trees, Views

## 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  
Zoning Residential  
HOA Fees 300  
HOA Fees Freq. Annually  
Gated Community Yes

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