

# \$3,500,000 - 1719 Channel Rd, Austin

MLS® #6783603

**\$3,500,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 0.89 Acres

Roy & Ec Logsdon Sub, Austin, TX

This offering now includes the .894-acre lot plus permitted building plans. This incredibly rare lagoon-front lot on Lake Austin, one of the most desirable pieces of land in Westlake. Nestled on a large cove off the lake, featuring over +/- 400 feet of waterfront with the main body of water just seconds away by boat. You will be amazed to discover that Austin Country Club lies on just the other side of the property and Downtown Austin is just nine miles away. The level, tree-dotted lot allows the entire property to be used for building and outdoor living. The property includes a boat slip and a waterfront deck which can be enjoyed even while construction is commencing. This home is part of the highly-rated Eanes ISD. This is a once-in-a-lifetime opportunity not to be missed. The building plans feature 5 bedrooms, 7F + 2H bathrooms, an attached 4-car garage, and interiors designed to entertain with 5 living spaces and 2 dining areas. An achievement in indoor and outdoor living, this concept was designed by a notable team, including Taylor Wilson Construction, Sam Burch Architect, and Britt Design Group. This design will allow you to relax beneath the vaulted covered patio with wood accents—ideal for dining al fresco by the resort-style pool and spa that looks out at the lagoon—™s natural beauty. The private boat dock is just seconds from your door for convenient access to water activities and fun. \*All tax figures are estimates only and should be independently verified. List price includes the cost of plans and permits but not the cost



to build the residence.

**Essential Information**

MLS® #	6783603
Price	\$3,500,000
Bathrooms	0.00
Acres	0.89
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

**Water Feature/View**

View	Hills,Lake,Lake Austin
Is Waterfront	Yes
Water Body	Lake Austin

**Community Information**

Address	1719 Channel Rd
Area	8E
Subdivision	Roy & Ec Logsdon Sub
City	Austin
County	Travis
State	TX
Zip Code	78746

**Amenities**

Utilities	Electricity Available, Natural Gas Available, Propane, Water Available
Features	None

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Native Plants, Trees Large Size, Views

**School Information**

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country

High

Westlake

### **Additional Information**

Date Listed                November 16th, 2022

Days on Website        352

Days on Market        1031

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