

\$2,685,000 - 9106 Deer Shadow Pass, Austin

MLS® #6859965

\$2,685,000

4 Bedroom, 4.00 Bathroom, 4,568 sqft

Residential on 1.53 Acres

Crystal Mountain At Barton Cre, Austin, TX

Sitting on over 1.5 acres in Crystal Mountain, this striking custom home in Eanes ISD is tucked at the end of a quiet cul-de-sac, set far back from the street for the perfect blend of privacy and presence. A circular driveway and three-car garage offer plenty of space for guests, while the expansive layout inside is built for both entertaining and everyday comfort. The main level is designed with intention. A dedicated office sits near the entry, while a library with floor-to-ceiling bookshelves and a double-sided fireplace creates a warm, inviting atmosphere. The formal dining room leads to a well-appointed butler's pantry, connecting seamlessly to the open kitchen, breakfast nook, and living area. A separate den off the kitchen, wrapped in windows, provides a quiet retreat, and a study nook with a back staircase adds to the home's thoughtful design. Vaulted ceilings and oversized windows bring in natural light, and the flow to the backyard makes indoor-outdoor living effortless. The primary suite, with its charming window alcove and private patio access, includes a spa-like bath and a generously sized walk-in closet. Upstairs is all about space and flexibility. A game room and media/bonus room offer multiple options for fun and relaxation, while three large bedrooms and two full baths make it easy to host family and friends. The backyard is a private oasis. A massive lawn, mature trees, and a stunning pool area with an arbor-covered lounge space create the



ultimate setting for entertaining or unwinding. Whether it's a weekend by the pool or a quiet evening under the stars, this outdoor space delivers. A rare find in an unbeatable location, this home offers the space, privacy, and quality that make it stand out in one of the most desirable neighborhoods in Austin.

Built in 2002

Essential Information

MLS® #	6859965
Price	\$2,685,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,568
Acres	1.53
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	City,ParkGreenbelt,Hills,Panoramic,TreesWoods
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Community Information

Address	9106 Deer Shadow Pass
Area	8W
Subdivision	Crystal Mountain At Barton Cre
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Available, Propane, Underground Utilities
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Parking	Attached, Door-Multi, Garage, Garage Faces Side
# of Garages	3

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Disposal
Heating	Central
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Double Sided
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard, Arbor
Lot Description	Cul-De-Sac, Backs to Greenbelt/Park, Interior Lot, Landscaped, Many Trees, Trees Large Size, Trees Medium Size
Roof	Composition, Shingle
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	March 21st, 2025
Days on Website	222
Days on Market	222
HOA Fees	300
HOA Fees Freq.	Annually

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