

# \$499,900 - 14007 Hummingbird Ln, Austin

MLS® #7145514

**\$499,900**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 0.23 Acres

Hidden Valley, Austin, TX

A rare opportunity to secure a nearly quarter-acre lot that's level and cleared! Offers a prime location just one lot away from the waterfront, with permitted plans available to bring your vision to life.

The approved builder plans showcase a three-story, 2,328 sq. ft. home designed to take full advantage of its surroundings, featuring peek-a-boo lake views from the first floor and stunning panoramic vistas from the upper levels. Thoughtfully designed outdoor living spaces include a pool positioned to capture breathtaking sunsets over the lake and canyon. The three-car garage offers ample space, and the septic system is already designed and permitted, streamlining the building process.

With adjacent access to the HOA's private boat ramp, new owners will have the opportunity to purchase exclusive access through the homeowners' association. The location also offers easy access to both Lake Austin and Lake Travis marinas, ensuring endless possibilities for water recreation.

Backing to Fritz Hughes Park, this lot provides a peaceful and private setting with direct access to green space. Located in the Hidden Valley community, just south of Mansfield Dam and west of Steiner Ranch, the area offers a rare blend of lakefront charm and Texas Hill Country beauty.



## Essential Information

MLS® #	7145514
Price	\$499,900
Bathrooms	0.00
Acres	0.23
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

## Water Feature/View

View	Lake,River,Lake Austin
Water Body	Lake Austin

## Community Information

Address	14007 Hummingbird Ln
Area	RN
Subdivision	Hidden Valley
City	Austin
County	Travis
State	TX
Zip Code	78732

## Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	Lake, Park

## Exterior

Exterior Features	None
Lot Description	Cleared, Level, Moderate Trees, Trees Large Size, Views

## School Information

District	Leander ISD
Elementary	Steiner Ranch
Middle	Canyon Ridge
High	Vandegrift

## Additional Information

Date Listed	February 7th, 2025
Days on Website	249

Days on Market 83

HOA Fees Freq. One Time

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