

\$2,150,000 - 8316 Talbot Ln, Austin

MLS® #7213722

\$2,150,000

4 Bedroom, 4.00 Bathroom, 4,353 sqft

Residential on 2.76 Acres

Rob Roy On The Creek, Austin, TX

Tucked away on nearly 2.8 serene acres in West Austin, this beautifully updated estate offers the ultimate in privacy, luxury, and timeless style. With over 4,350 square feet of thoughtfully designed living space, this home seamlessly blends refined modern updates with classic architectural elegance. | From the moment you enter the expansive foyer, flanked by a formal dining room and private office with glass French doors, youâ€™ll feel the scale and flow designed for both quiet enjoyment and effortless entertaining. Wide-plank luxury vinyl flooring, modern lighting, and sleek fixtures elevate every room. | The heart of the homeâ€™s an inviting, spacious and sunlit family room and kitchenâ€™s features a stone-surround fireplace, built-in wet bar or coffee station, and a wall of windows framing tranquil views of the pool and greenbelt beyond. The family room flows from the kitchen and informal dining space, creating an open-concept layout ideal for daily living. The kitchen is equipped for the culinary enthusiast, with dual ovens, a gas cooktop, walk-in pantry, and extensive cabinetry, including a built-in sideboard. | Retreat to the spacious primary suite with a spa-like bathroom offering an oversized walk-in shower, double vanities, abundant natural light, and a generous walk-in closet. Three additional bedrooms and two full baths provide ample space for family or guests. | Step outside to a true resort-style setting: a sparkling pool and spa surrounded by lush,



native landscaping and a canopy of mature trees. The pool-side patio offers the perfect backdrop for morning coffee or sunset gatherings. | Additional highlights include a large, private powder bath, laundry room with sink and refrigerator niche, a three-car side-entry garage with bonus workspace, and Eanes ISD zoningâ€”one of Texas' most prestigious school districts.| 8316 Talbot Ln is an exceptional offering for those who value space, privacy, and elegant living just minutes from the heart of Austin.

Built in 1994

Essential Information

MLS® #	7213722
Price	\$2,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,353
Acres	2.76
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Hills,Panoramic,Pool,TreesWoods
------	---------------------------------

Community Information

Address	8316 Talbot Ln
Area	8W
Subdivision	Rob Roy On The Creek
City	Austin
County	Travis
State	TX

Zip Code 78746

Amenities

Utilities Underground Utilities

Features None

Parking Attached, Driveway, Garage, Garage Faces Side, Concrete, Paved

of Garages 3

Interior

Interior Tile, Vinyl

Appliances Built-In Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Wine Refrigerator

Heating Central, Propane

of Fireplaces 2

Fireplaces Glass Doors, Living Room, Family Room, Gas, Raised Hearth, Stone

of Stories 1

Stories One

Exterior

Exterior Features Exterior Steps, Private Yard, Rain Gutters

Lot Description Back Yard, Backs to Greenbelt/Park

Roof Composition

Construction Brick

Foundation Slab

School Information

District Eanes ISD

Elementary Forest Trail

Middle West Ridge

High Westlake

Additional Information

Date Listed April 7th, 2025

Days on Website 189

Days on Market 186

HOA Fees 500

HOA Fees Freq. Semi-Annually

Property Listed by: M. Stagers Realty PartnersThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may

be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 13th, 2025 at 10:31pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.