\$4,950,000 - 12 Hedge Ln, Austin

MLS® #7685718

\$4,950,000

4 Bedroom, 5.00 Bathroom, 6,452 sqft Residential on 1.87 Acres

Rob Roy, Austin, TX

There are houses, and then there are homes. The kind that feel like they've been waiting for you. 12 Hedge Lane is exactly thatâ€"a classic Southern beauty draped in two stories of wide wraparound porches, perched on one of Westlake's most cherished guard-gated communities, Rob Roy.

Owned and loved by the original family since it was built, this home offers something increasingly rare in today's market: soul. From the welcoming symmetry to the sweeping views of downtown Austin, every inch of this home speaks to timeless tradition and quiet elegance.

Inside, the floorplan flows with purposeâ€"generous, sunlit rooms, tall ceilings, and a layout that was thoughtfully designed and meticulously maintained. While some may envision light personal updates to suit a new aesthetic, this is not a "tear-it-down-and-start-over― scenario. The home's bones are excellent, its proportions graceful, and its spirit intact. No walls need moving. No vision needs explaining. It's all already hereâ€"just waiting to be reimagined, if desired.

Step outside and you'II find a pool, a sport court, and porches that beg for iced tea and storytelling. This is the opposite of stark modern minimalism. This is character. This is comfort. This is where memories live.







12 Hedge Lane isn't just a place to liveâ€"it's a place to belong.

Features also include a whole house Generac generator.

Built in 1983

Essential Information

MLS® # 7685718 Price \$4,950,000

Bedrooms 4

Bathrooms 5.00 Full Baths 4 Half Baths 1

Square Footage 6,452 Acres 1.87 Year Built 1983

Type Residential

Sub-Type Single Family Residence

Status Active
Has Pool Yes

Water Feature/View

View City

Community Information

Address 12 Hedge Ln

Area 8W

Subdivision Rob Roy
City Austin
County Travis
State TX
Zip Code 78746

Amenities

Utilities Cable Available, Electricity Connected, High Speed Internet Available,

Propane

Features Gated, Trash Pickup Door to Door

Parking Attached, Door-Multi, Driveway, Garage, Garage Faces Side, Carport,

Circular Driveway

of Garages 3

Garages Garage Door Opener

Interior

Interior Carpet, Wood

Appliances Bar Fridge, Built-In Refrigerator, Cooktop, Dishwasher, Disposal

Heating Central

of Fireplaces 2

Fireplaces Family Room, Kitchen

of Stories 2

Stories Two

Exterior

Exterior Features Barbecue, Gas Grill, Outdoor Grill, Private Yard, Balcony, Basketball

Court, Kennel, Sport Court

Lot Description Bluff, Cul-De-Sac, Landscaped, Level, Many Trees, Sprinklers

Automatic, Trees Large Size

Roof Composition
Construction Brick, Frame

Foundation Slab

School Information

District Eanes ISD
Elementary Bridge Point
Middle Hill Country
High Westlake

Additional Information

Date Listed May 8th, 2025

Days on Website 180
Days on Market 141
HOA Fees 2800

HOA Fees Freq. Annually

Gated Community Yes

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