

\$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 theyâ€™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 Westlakeâ€™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 todayâ€™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 â€™tear-it-down-and-start-overâ€™ scenario. The homeâ€™s bones are excellent, its proportions graceful, and its spirit intact. No walls need moving. No vision needs explaining. Itâ€™s all already hereâ€™just waiting to be reimagined, if desired.

Step outside and youâ€™ll 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 live 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
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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
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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	159
Days on Market	141
HOA Fees	2800
HOA Fees Freq.	Annually
Gated Community	Yes

Property Listed by: Moreland Properties
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