

# \$1,299,000 - 1703 Miami Dr, Austin

MLS® #8046384

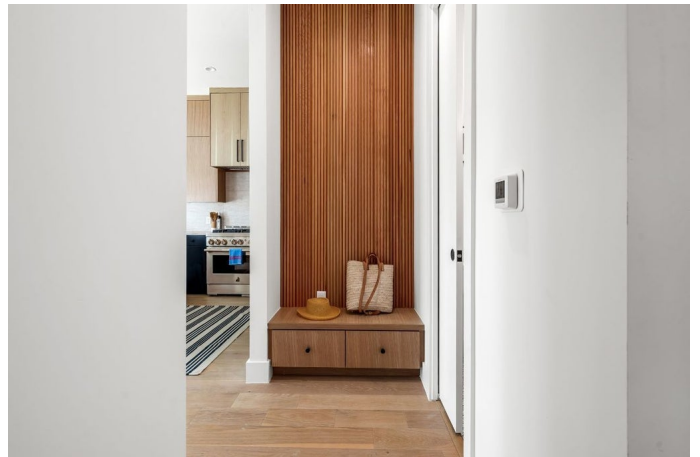
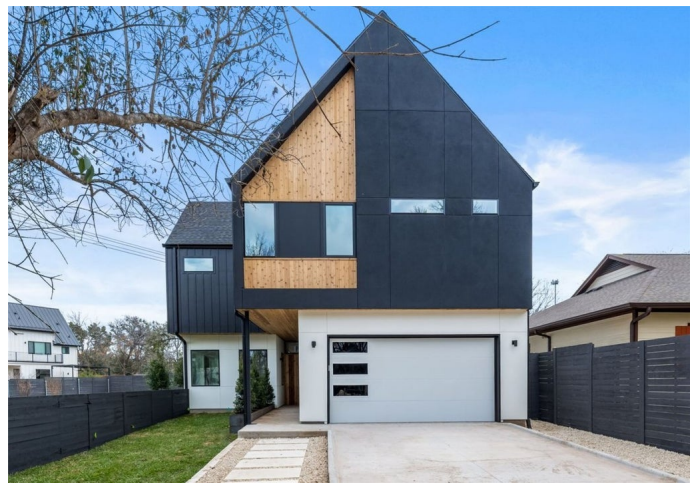
**\$1,299,000**

4 Bedroom, 4.00 Bathroom, 2,597 sqft

Residential on 0.27 Acres

Austin Lake Hills Sec 03, Austin, TX

Welcome home to this luxurious new build in the coveted Austin Lake Estates neighborhood with deeded access to Lake Austin. Located within the prestigious Eanes ISD, this home sits on a large .27 acre lot and was designed by award winning architect Davey McEathron and built by Juneberry Homes. Spanning just under 2,600 sf, the first floor features a gourmet kitchen with stainless steel JennAir appliances, custom white oak cabinetry, pantry, large island for in kitchen dining, open shelving and Taj Majal quartzite countertops. The bright living space opens into the dedicated dining room complete with a wet bar and surrounded by windows for maximum natural light. Main level is complete with a powder bath and sliders opening to a covered patio and yard. Upstairs is the primary suite with large, "his and hers" walk-in closets, built in drawers, ensuite bath with dual vanities, walk-in shower and large soaking tub. Completing the 2nd floor is a dedicated office, laundry room and 3 additional bedrooms, one with an ensuite bathroom and two sharing a Jack & Jill bathroom with dual vanities. Other upgrades include pre wiring for surround sound in the living spaces, 2 car garage with 220 amp plug for EV chargers, double wide gated access to property for boat/RV parking, and dedicated storage closets. Experience the magic of Cuernavaca where you can enjoy a low 1.49% tax rate, walk to Patriziâ€™s for live music and fresh pasta & pizza, zip over to Civil Goat for a latte and



avocado toast, or bike down to the Lake where the optional HOA allows you access to a lap pool, boat slip, beach volleyball and basketball courts. A true hidden gem in West Austin, where lake life seamlessly blends with modern living. Juneberry Homes is a reputable & experienced builder in the Cuernavaca neighborhood. Homeowner references available upon request. CONTINGENT OFFER ACCEPTED BUT OPEN TO SHOWINGS AND BACK UP OFFERS.

Built in 2025

**Essential Information**

MLS® #	8046384
Price	\$1,299,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,597
Acres	0.27
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

**Community Information**

Address	1703 Miami Dr
Area	8W
Subdivision	Austin Lake Hills Sec 03
City	Austin
County	Travis
State	TX
Zip Code	78733

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Features	See Remarks
Parking	Concrete, Driveway, Garage Faces Front, Garage, RV Access/Parking, Electric Vehicle Charging Station(s)
# of Garages	2
Garages	Garage Door Opener

## Interior

Interior	Stone, Terrazzo, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Microwave, Propane Cooktop, Range, Refrigerator, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator
Heating	Central, Propane
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Level, Moderate Trees, Native Plants, Sprinkler - Rain Sensor, Sprinklers Automatic, Xeriscape
Roof	Shingle
Construction	Glass, Concrete, Spray Foam Insulation
Foundation	Slab

## School Information

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge
High	Westlake

## Additional Information

Date Listed	July 7th, 2025
Days on Website	98
Days on Market	4

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