

\$1,350,000 - 3704 Laurel Ledge Ln, Austin

MLS® #8131305

\$1,350,000

5 Bedroom, 3.00 Bathroom, 3,084 sqft

Residential on 0.25 Acres

Highland Hills Sec 08, Austin, TX

Stunning and fully renovated home in Highland Hills, a highly sought-after community in the Northwest Hills region of Austin. The owners have spared no expense in presenting you with a modern updated home, inside and out. Every detail has been considered, from new stucco and pool upgrades outside to every finish update you find in magazines inside, including opening up and removing some walls to give the home a more seamless flow. Multiple balconies outside offer even more space to entertain in this already larger than 3,000 sq. ft. home. You'll find versatile spaces in this multi-level home to fit your specific needs. The ground level offers a guest suite or private office, quietly tucked away from the rest of the home. Head upstairs to find your beautifully renovated kitchen as the central headquarters and great gathering space. A long peninsula offers dining space for six and great work-prep area for cooking on your brand new stove. An additional formal dining room is adjacent and looks out onto the yard and pool - use this room as designed for dining, or stage it for lounging or a playroom. The kitchen overlooks the front yard and hilly views beyond and has a large balcony for dining al fresco or drinking your morning coffee. Two separate staircases from the kitchen lead to different wings of the house. One takes you up to three secondary bedrooms and a full bathroom, while the other leads to your tranquil living room with a fireplace and view of the pool in the backyard



below. A library or office loft for study is situated in a corner above the living room at the highest peak of the home. The secluded primary bedroom overlooks the backyard. Additional upgrades include new decking, high-end roofing, thermo controlled double pane windows, and upgraded bathrooms. With highly rated local schools (including Doss Elementary) and a friendly neighborhood to explore, this home is an absolute must-see! If you've been waiting for perfection, this is it.

Built in 1977

Essential Information

MLS® #	8131305
Price	\$1,350,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,084
Acres	0.25
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Hills,Panoramic
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Community Information

Address	3704 Laurel Ledge Ln
Area	1A
Subdivision	Highland Hills Sec 08
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected
Features	None
Parking	Carport

Interior

Interior	Carpet, Tile, Wood, Concrete
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Disposal, Gas Range, Microwave, Refrigerator, Double Oven, Electric Water Heater, ENERGY STAR Qualified Appliances, Range Hood, Wine Cooler
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Many Trees, Trees Medium Size, Sloped Down
Roof	Composition
Construction	Frame, HardiPlank Type, Stone, Stucco
Foundation	Pillar/Post/Pier, Slab

School Information

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson

Additional Information

Date Listed	July 10th, 2025
Days on Website	96
Days on Market	83

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