

\$998,500 - 22108-2 Moulin Dr, Briarcliff

MLS® #8186432

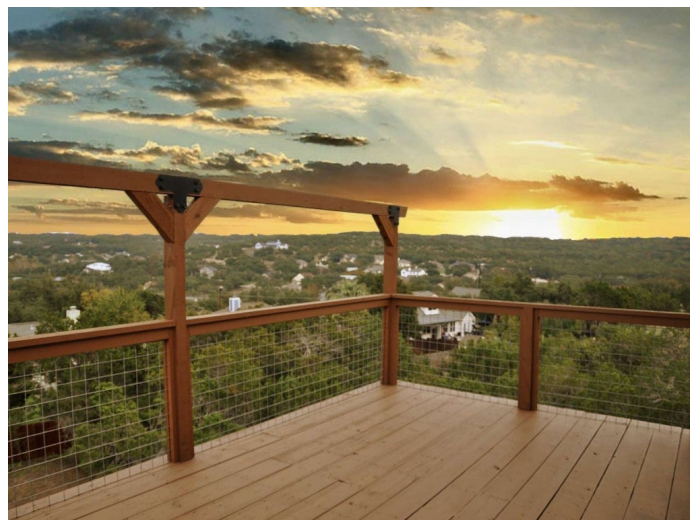
\$998,500

3 Bedroom, 4.00 Bathroom, 3,720 sqft
Residential on 0.30 Acres

Briarcliff Inc Sec 12, Briarcliff, TX

Welcome to Beautiful Hill Country Views. This Custom Designed/Built Home showcases unparalleled craftsmanship. Briarcliff distinguishes itself from cookie-cutter communities by offering a unique blend of amenities. This exceptional resident-oriented community boasts access to marina, renowned Lighthouse restaurant and Willie Nelson's Cut n Putt 9 hole golf course. One can find nature trails, shaded play ground, Community center. During a typical afternoon, it is common to witness residents riding bicycles, walking their dogs, and golfers navigating in their golf carts. Main Floor has 18' vaulted ceilings in Kitchen/Living Area, SS appliances, Walkin Pantry, Deck W/LP gas hookup, Mud/Laundry, 1/2 Bathroom, Cathedral ceiling office. Master Bedroom en-suit with Hill Country Views, Walkin Closets, Private commode, Her/His granite sinks, linen closet, large soaking Tub, Custom tile shower/Seat. Solid Oak 3/4" T.G. Flooring and Porcelain tiling all Bath's. The Basement Oak/metal open Baluster staircase leads down to Large open Familyroom with 11' ceilings. Two large bedrooms with en-suit full bathrooms, walk in closets. Two rooms for a gym, wine cellar, safe room, recording studio. Large flat backyard, Cedar fencing room for pool. LED Lights

Built in 2023



Essential Information

MLS® #	8186432
Price	\$998,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,720
Acres	0.30
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Lake,Lake Travis
Water Body	Lake Travis

Community Information

Address	22108-2 Moulin Dr
Area	LS
Subdivision	Briarcliff Inc Sec 12
City	Briarcliff
County	Travis
State	TX
Zip Code	78669

Amenities

Utilities	Cable Available, Electricity Connected, Propane, Sewer Connected, Water Connected
Features	Barbecue, Common Grounds/Area, Clubhouse, Dog Park, Fishing, Golf, Lake, Playground, Park
Parking	Additional Parking, Concrete, Garage, Off Street
# of Garages	2

Interior

Interior	Tile, Vinyl, Wood
Appliances	Built-In Electric Oven, Built-In Gas Range, Dishwasher, ENERGY STAR Qualified Water Heater, Water Heater

Heating	Central, Heat Pump, Zoned
# of Stories	2
Stories	Two

Exterior

Exterior Features	Gas Grill, Lighting, Rain Gutters
Lot Description	Back Yard, Near Golf Course, Views
Roof	Asphalt, Shingle
Construction	Blown-In Insulation, Frame, HardiPlank Type, ICAT Recessed Lighting, Concrete
Foundation	Slab, Concrete Perimeter, Raised

School Information

District	Lake Travis ISD
Elementary	Lake Travis
Middle	Lake Travis
High	Lake Travis

Additional Information

Date Listed	October 7th, 2025
Days on Website	23
Days on Market	11
HOA Fees	317
HOA Fees Freq.	Annually

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