

\$1,965,000 - 4004 Sugarloaf Dr, Austin

MLS® #8464744

\$1,965,000

5 Bedroom, 5.00 Bathroom, 4,448 sqft

Residential on 0.33 Acres

Spillman Ranch, Austin, TX

Nestled on premium corner lot overlooking Falconhead Golf Course, this modern showpiece seamlessly blends high-end design w/ exceptional functionality. From the moment you arrive, you are greeted by bold architecture, soaring ceilings, & spaces designed to impress. Step into a lifestyle of effortless luxury—complete w/ a resort-style pool, outdoor entertaining pavilion, & a thoughtfully designed layout featuring 5 bedrooms, 4.5 baths, media room, wine bar, & a 3-car garage. The home welcomes you w/ a grand modern facade & expansive driveway leading to a spacious 3 car garage, including an oversized 3rd bay ideal for storage or a workshop. Inside, soaring ceilings & clean lines define the open living space, where massive sliders connect the family room to the resort-style backyard. A dramatic floor-to-ceiling fireplace wall, polished concrete floors, & abundant natural light create a warm yet modern ambiance. The chef's kitchen features an induction cooktop, window over the sink w/ serene backyard views, large walk-in pantry, & seamless flow into the living & dining areas—perfect for everyday living & entertaining alike. Step outside to your private retreat, complete w/ a sparkling pool, built in grill and a custom entertainment alcove that serves as outdoor living room—all curated for year-round outdoor enjoyment. A convenient half bath is located just inside for poolside ease. The main-level primary suite is a haven of tranquility w/ its spa-inspired bath,



featuring a sleek seamless glass walk-in shower, double vanity, & a boutique-style walk-in closet. An additional bedroom on the main floor offers flexible use as a guest suite or office, outfitted w/ custom finishes, full bath access, & a Murphy bed. Upstairs, discover three additional bedrooms—two joined by a Jack-&-Jill bath & one w/ its own ensuite bath—along w/ a dedicated media room perfect for movie nights or gaming. Minutes from Lake Travis High School, Falconhead Golf Club, & the Hill Country Galleria!

Built in 2013

Essential Information

MLS® #	8464744
Price	\$1,965,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,448
Acres	0.33
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	GolfCourse,Hills,Neighborhood,Panoramic,TreesWoods
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Community Information

Address	4004 Sugarloaf Dr
Area	LS
Subdivision	Spillman Ranch
City	Austin
County	Travis
State	TX

Zip Code 78738

Amenities

Utilities Electricity Available, Propane
Features Golf, Gated, Park, Sidewalks, Trails/Paths
Parking Attached, Door-Multi, Driveway, Garage, Garage Faces Side
of Garages 3

Interior

Interior Tile, Wood, Concrete
Appliances Built-In Oven, Built-In Refrigerator, Cooktop, Double Oven, Dishwasher, Disposal, Microwave, Range Hood, Stainless Steel Appliance(s), Wine Refrigerator
Heating Central
of Fireplaces 1
Fireplaces Living Room
of Stories 2
Stories Two

Exterior

Exterior Features Lighting, Outdoor Grill, Rain Gutters, See Remarks
Lot Description Sprinklers In Rear, Sprinklers In Front, Many Trees, On Golf Course
Roof Metal
Construction Masonry, Spray Foam Insulation, Stucco, Metal Siding
Foundation Slab

School Information

District Lake Travis ISD
Elementary Lake Pointe
Middle Bee Cave Middle School
High Lake Travis

Additional Information

Date Listed June 5th, 2025
Days on Website 130
Days on Market 119
HOA Fees 275
HOA Fees Freq. Quarterly
Gated Community Yes

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