

\$9,600,000 - 1717 Channel Rd, Austin

MLS® #9106048

\$9,600,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 3.40 Acres

Roy & Ec Logsdon Sub, Austin, TX

Nestled along the serene shores of Lake Austin, these three exceptional lots present an extraordinary opportunity to indulge in a luxurious waterfront lifestyle. This exclusive offering includes two sets of permitted building plans, meticulously crafted for a remarkable new-build experience on Lake Austin.

Collaboratively designed by Taylor Wilson Construction, Sam Burch Architect, and Britt Design Group, these contemporary lakeside retreats has been thoughtfully considered, ensuring an unrivaled level of elegance and sophistication. With a combined acreage of 3.4, each lot possesses its own unique allure and potential to create the ultimate lakeside sanctuary. The first lot, 4825 Laguna Lane, sprawls across .788 acre of pristine land and features approximately 400 feet of water frontage/canal frontage, and captivating lake views. The second lot, situated at 1719 Channel Road, spans an impressive .894 acres and boasts an exceptionally rare lagoon-front position. Nestled within a spacious cove off the main lake, this lot offers over +/-400' of waterfront access, with the main body of water just moments away by boat. The level, tree-studded landscape provides for building and outdoor living, complemented by the inclusion of a boat slip and a waterfront deck that can be enjoyed throughout the construction process. Lastly, the third lot (1717 Channel Road) encompasses 1.728 acres of leveled land, offering an immaculate blank canvas to



construct a dream home with access to the waters. Located within the Eanes ISD and just a few miles from the renowned ACC. The list price encompasses the cost of plans and permits, while the cost to build the residence is separate and not included. Lots are available separately, see agent for more information. Tax and assessed values are combined estimates for the 3 parcels together and are for illustration purposes only. All figures should be independently verified.

Essential Information

MLS® #	9106048
Price	\$9,600,000
Bathrooms	0.00
Acres	3.40
Type	Land / Farm
Sub-Type	Multiple Parcels
Status	Active

Water Feature/View

View	Lake,Water,Lake Austin
Is Waterfront	Yes
Water Body	Lake Austin

Community Information

Address	1717 Channel Rd
Area	8E
Subdivision	Roy & Ec Logsdon Sub
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Available, Natural Gas Available, Propane, Water Available
Features	None

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Native Plants, Trees Large Size, Views

School Information

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake

Additional Information

Date Listed	June 12th, 2023
Days on Website	369
Days on Market	823

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