

\$1,375,000 - 2407 Trail Of The Madrones, Austin

MLS® #9258511

\$1,375,000

4 Bedroom, 2.00 Bathroom, 2,357 sqft

Residential on 0.74 Acres

Westlake Highlands Sec 02, Austin, TX

Perched above a quiet, wooded landscape, this single-story home offers treehouse-style living in the heart of Westlake. A stone path leads past mature oaks to a grand front door, opening into a vaulted great room with beamed ceilings, built-in bookcases, and a native Edwards limestone fireplace. Large wood-framed windowsâ€™30 in totalâ€™ fill the home with natural light and create a seamless connection between indoors and out.

The kitchen is thoughtfully designed with shaker-style cabinetry, black quartz countertops, stainless steel appliances including double ovens, and an oversized island ideal for entertaining. A cozy breakfast nook overlooks the treetops, while a separate dining room sets the stage for intimate gatherings. The flexible floor plan includes a second living area that can function as a game room or media space, plus three spacious secondary bedrooms perfect for guests, home offices, or creative studios. The light-filled primary suite is a serene retreat with private deck access, a walk-in closet, and an en suite bath. Step outside to discover a two-level deck with panoramic views of the lush landscapeâ€™ideal for relaxing or hosting. The lower backyard oasis includes a resort-style pool, Brazilian ipe wood decking, a pergola-covered hot tub area, and native limestone accents. A crushed granite path winds through the shaded yard to a private swing under a grand live oak. Enjoy exceptional privacy with greenbelt space in



front and back, just 15 minutes from downtown Austin. This beautifully updated mid-century home delivers a rare blend of architectural character, eco-conscious upgrades, and an elevated lifestyle in one of Austin’s most desirable neighborhoods.

Built in 1968

Essential Information

MLS® #	9258511
Price	\$1,375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,357
Acres	0.74
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract
Has Pool	Yes

Water Feature/View

View	TreesWoods
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Community Information

Address	2407 Trail Of The Madrones
Area	8E
Subdivision	Westlake Highlands Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Attached, Concrete, Door-Single, Garage Faces Front, Garage

of Garages 2

Interior

Interior Tile, Wood

Appliances Built-In Electric Oven, Dishwasher, Electric Cooktop, Stainless Steel Appliance(s), Double Oven, Range Hood

Heating Central

of Fireplaces 1

Fireplaces Family Room

of Stories 1

Stories One

Exterior

Exterior Features Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Native Plants, Many Trees, Sloped Down

Roof Metal

Construction Masonry

Foundation Pillar/Post/Pier

School Information

District Eanes ISD

Elementary Bridge Point

Middle Hill Country

High Westlake

Additional Information

Date Listed August 1st, 2025

Days on Website 72

Days on Market 48

Property Listed by: Local Color Realty Group
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