



Coldwell Banker United

\$1,750,000

- 4.1 Acres
- 5,730 sq ft
- 6BR 4BATH
- Barton Creek Waterfront
- Open Floor Plan Luxury Home
- Gourmet Kitchen with Stainless Appliances, Center Island
- In-Law Plan, Upstairs has Kitchenette/Separate Entrance
- Located in Gated Barton Creek Preserve, Also Enter through Spanish Oaks Gate
- Lake Travis ISD



MLS# 4635341 | Travis County | Barton Creek Preserve

This phenomenal 4-acre estate on Barton Creek is located in Barton Creek Preserve, behind the gates of Spanish Oaks. Enjoy the exclusive benefits at a much lower tax rate. This is an incredibly private location, yet with easy access to nearby Hill Country Galleria, or Westlake. The property overlooks great views of Barton Creek and beyond. Total there is approx. 200 ft. of waterfront at Barton Creek.

The completely updated 5,730 sq ft home is very spacious, with master being on the first floor, as well as 3 other bedrooms. This is primarily a main level home. Upstairs has full guest quarters along with kitchenette, living area, & breakfast area. There is a separate entrance, making this ideal for an In-law Plan. New floors have recently been installed, and the kitchen has been fully updated, as well as the lighting fixtures. The private patio behind the home is perfect for relaxing or entertaining, with swimming pool and spa.

This lot is very picturesque. A short walk down to the bluffs reveals a number of mature trees. There are mature trees throughout the lot, lining the driveway in as well. This is an incredible opportunity in one of the most sought after parts in the Austin area.



Dave Murray, Broker, REALTOR®

DMTX Realty

Coldwell Banker United

Phone: 512-751-6060

E-mail: Dave@dmtx.com

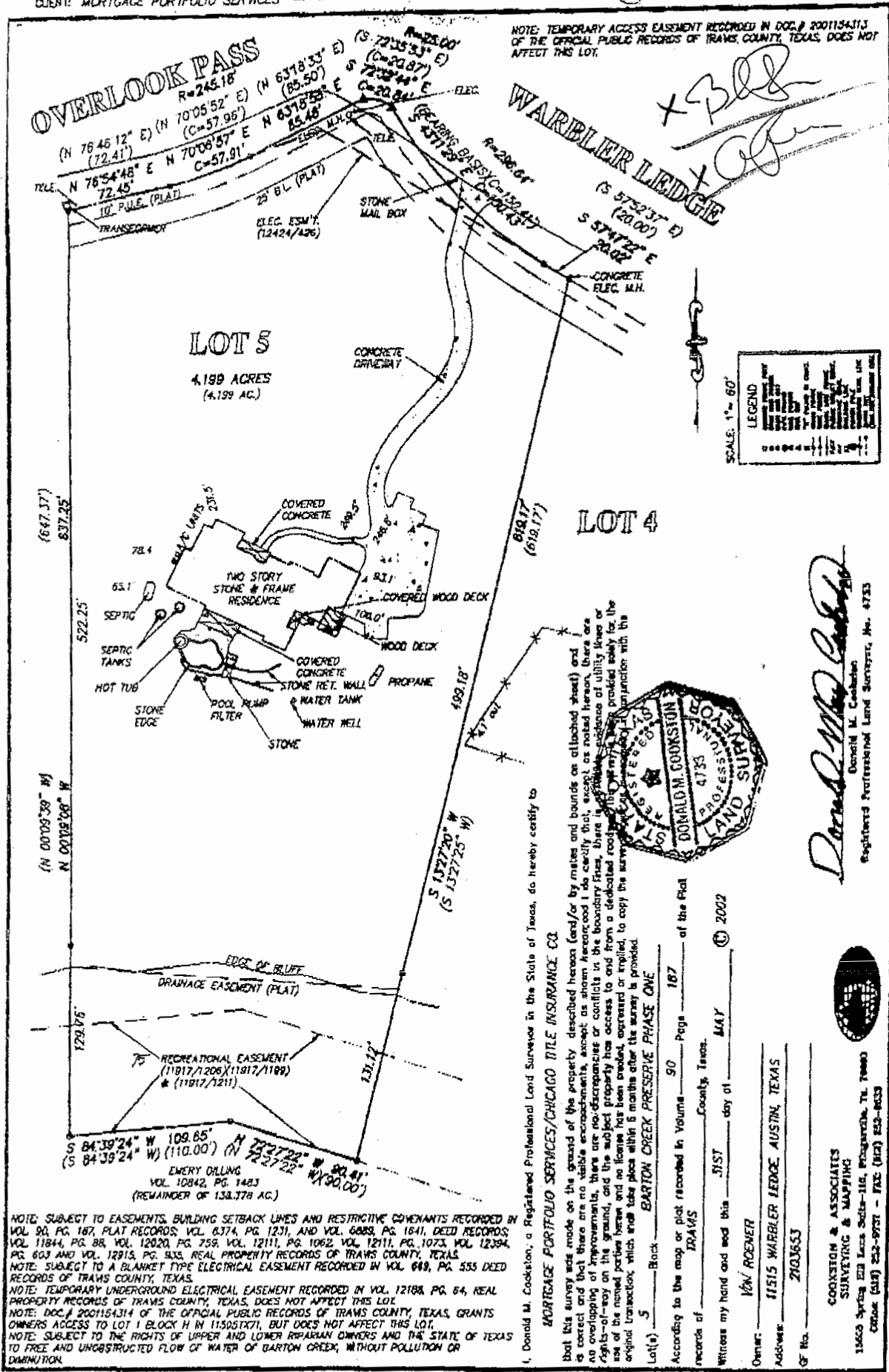
dmtx.com





CLIENT: MORTGAGE PORTFOLIO SERVICES

JOB # 01-0829



NOTE: TEMPORARY ACCESS EASEMENT RECORDED IN DOC. # 2001154313 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS LOT.

I, Donald M. Cookston, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

that this survey was made on the ground of the property described herein (and/or by means and bounds on attached sheet) and is correct and that there are no visible encroachments, except as shown hereon, there are no overlapping of improvements, there are no discrepancies or conflicts in the boundary lines, there is no indication of utility lines or rights-of-way on the ground, and the subject property has access to and from a dedicated road or highway, and the survey was made in accordance with the original transaction, which shall take place within 5 months after the survey is provided.

Lot(s) 5 Block 5 BAYTON CREEK PRESERVE PHASE ONE

According to the map or plat recorded in Volume 90 Page 187 of the Plat records of TRAVIS County, Texas.

Witness my hand and seal this 31ST day of MAY 2002

Owner: VAN ROEYER

Address: 11515 WARBLER LEDGE, AUSTIN, TEXAS

OF No. 2103653

COOKSTON & ASSOCIATES
SURVEYING & MAPPING

15603 Spring Hill Lane Suite 116, Ft. Worth, TX 76103
Phone (817) 252-9701 - FAX (817) 252-9033

Donald M. Cookston
Registered Professional Land Surveyor, No. 4733

