

Coldwell Banker United

11515 Warbler Ledge

Austin, TX 78738

\$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













JO8 # 01-0829 CLIENT: MORTGAGE PORTFOLIO SERVICES NOTE: TEMPORARY ACCESS EASEMENT RECORDS IN DOCUM 2001134313
OF THE CAPACILL PUBLIC RECORDS OF RAMS, COUNTY, TEXAS, DOES NOT
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TONE RET. WALL O PROPANE HOT THE કુ WATER TANK POOL FILTER ATER HELL STONE ¥ ¥ 82.50.00 / ₹ ₹ g the Pal of Jenesa, described heroon (and/or conformants, except as shown hereard of Accompanies or conflicts in the box of property has occess to one from a as been prodes, expressed or replied, to a months after the servey is provided. 0 Cha State ě DRAWAGE EASCHENT (PLAT) PHASH 3 RECREATIONAL EASEMENT (11917/1206X11917/1199) # (11917/1211) TEXAS 30 5 AUS70K (HZ) E3-0 W) (110.00') A 3157 LEDOS EMERY DILLING

VOL. 10842, PG. 1483

(REWAINDER OF 138,378 AC.) \$4752 E3 Lens Setts-116, flor (513) 242-9931 - FAE PORTFOLIO MOTE: SUBJECT TO EASEMENTS, BUILDING SETBACK LINES AND RESTRICTING COMENANTS RECORDED BY WOL. 90, PG. 187, PLAT RECORDS, WIL. 6374, PG. 1231, AND VOL. 6889, PG. 1641, DEED RECORDS, VOL. 11844, PG. 88, VOL. 12020, PG. 759, VOL. 12111, PG. 1062, VOL. 12111, PG. 1073, VOL. 12394, PG. 603 AND VOL. 12915, PG. 533, REAL PROPERTY RECORDS OF TRANS COUNTY, TEXAS, HOTE: SUBJECT TO A BUILDING FELECTRICAL EASEMENT RECORDED BY VOL. 619, PG. 535 DEED RECORDS OF TRANS COUNTY, TEXAS, COUNTY, TEXAS, DOES NOT APPEUT THIS LOT, NOTE: DOCA 2001161314 OF THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS, GRANTS OWNERS ACCESS TO LOT 18-000 AN IN 13505777, BUT DOES NOT APPEUT THIS LOT, NOTE: SUBJECT TO THE RICHTS OF UPPER AND LOWER REPARAN OWNERS AND THE STATE OF TEXAS TO FREE AND UNCOSTRUCTED FLOW OF MATER OF GARRION OWNERS AND THE STATE OF TEXAS TO FREE AND UNCOSTRUCTED FLOW OF MATER OF GARRION CREEK, MITHOUT POLLUTION OF DEMONITOR may or plot IISIS WARBLER VON ROENER Dog pop SURVEYING SURVEYING 2103653 the named particular, Š Pana that the survey of coxect and the overlapping of the beauty of the number original transaction 4 Ę ecords of (ccpuqa)