



Coldwell Banker United

# \$3,500,000

- 7.3 Acres
- 5,504 sq ft
- 4 Bedroom/4 Bath
- 618 ft of Barton Creek Waterfront
- Gated & Private
- Meticulously Landscaped Property
- 1-story Limestone Home with many Updates
- Large Open Great Room with Wood-beamed Ceiling
- Master Suite with Walk-in Shower, Private Fireplace
- Potential In-law Plan, with Separate Entrance to Suite
- Beautiful Towering Oak Trees
- Award-winning Eanes ISD

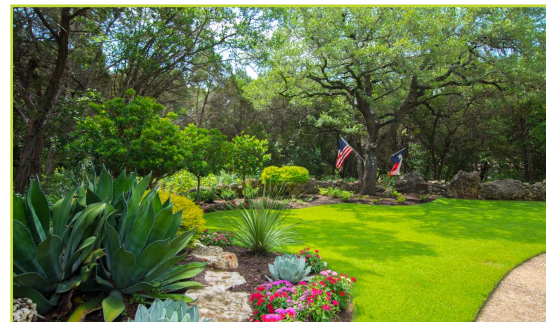


## MLS# 6720449 | Travis County

This private luxury estate has just become available, in district for award-winning Eanes ISD schools and located on Patterson Rd off the Bee Caves Rd corridor between Westlake and Bee Cave. The gated estate has been meticulously manicured and has nearly 618 ft of Barton Creek waterfront. The location of this estate is ideal, being just minutes away from Hill Country Galleria or Westlake shopping.

Entering through a beautiful stone gate, one is taken with detailed landscaping and beautiful towering mature oak trees lining the paved private drive. The 5,504 sq ft home is recessed off the road a full 400 ft, and sits privately in the middle of the 7.3 acre tract. A short walk from the home and you are on your own private slice of Barton Creek, with an amazing beach area and swimming hole. The vista from the back porch of the home is incredibly picturesque, looking down at the creek through the shade of mature oaks. A pavilion behind the home is perfect for entertaining and taking in the best of natural Austin. The 1-story limestone home has a great vibe to it, with the front door opening to a large recessed main living area, crowned with a wood beamed hardwood ceiling and fine stone walls. The main living opens to a great porch area looking out to nature. There have been many updates throughout the home, including all new HVAC and ducts, flooring, paint, tile, generator, and more. The master suite is situated on the west wing of the house, and takes up the entire west side of the home, with its own fireplace. It also opens to its very own private porch area and its bay windows look out to Barton Creek. One of the bedrooms is located off the east wing with its own entrance. This also makes for a great in-law plan scenario. Many of the walls throughout are stone, which is timeless. The home has a strong versatility in terms of which way the buyer would like to go decorating the home.

This is a must-see property, and the merging of nature with the natural limestone home and the towering trees along Barton Creek make this something very special. Being in district for the number one school district in all of Texas, Eanes ISD, is just another plus.



**Dave Murray, Broker, REALTOR®**

**DMTX Realty**

Coldwell Banker United

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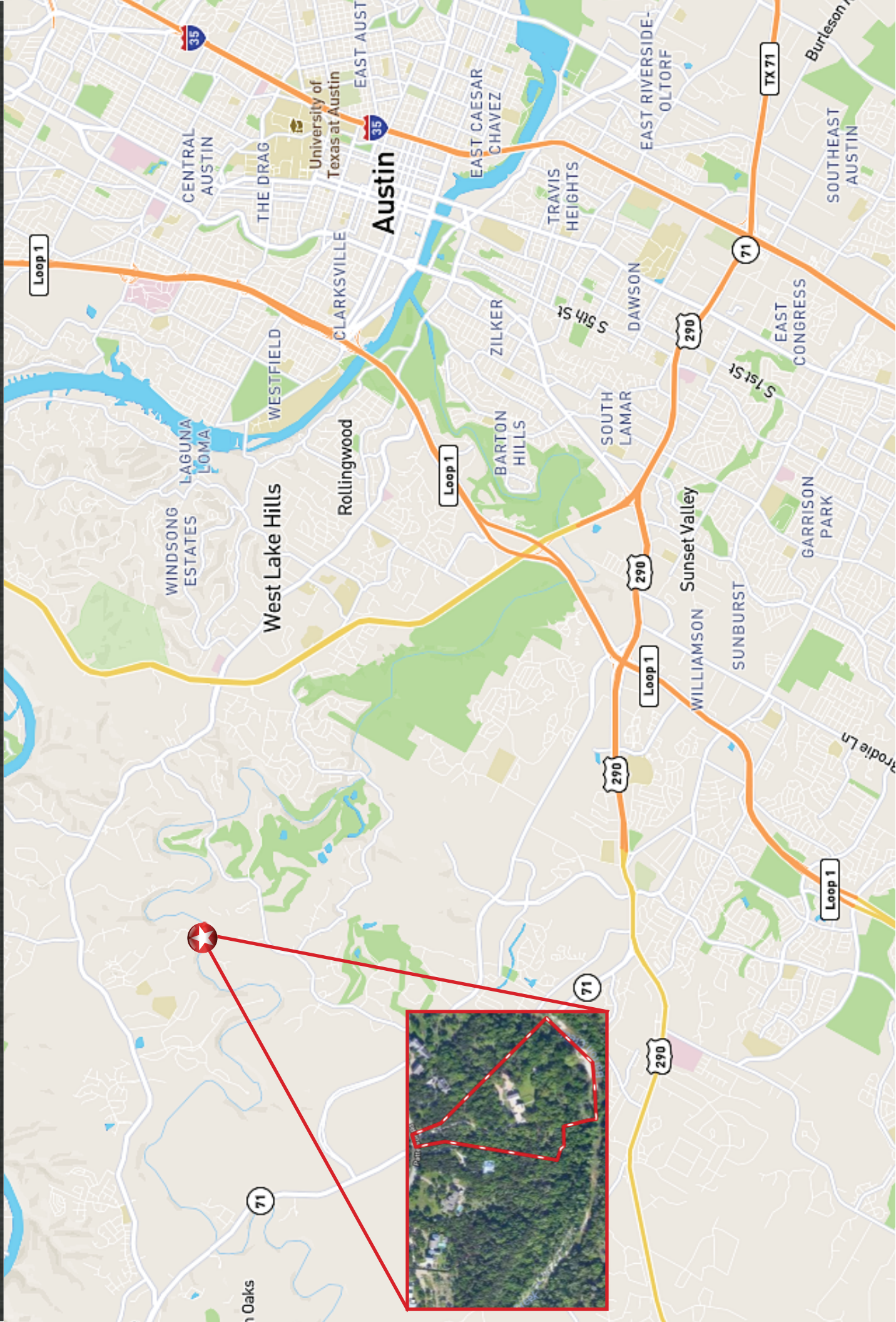




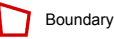








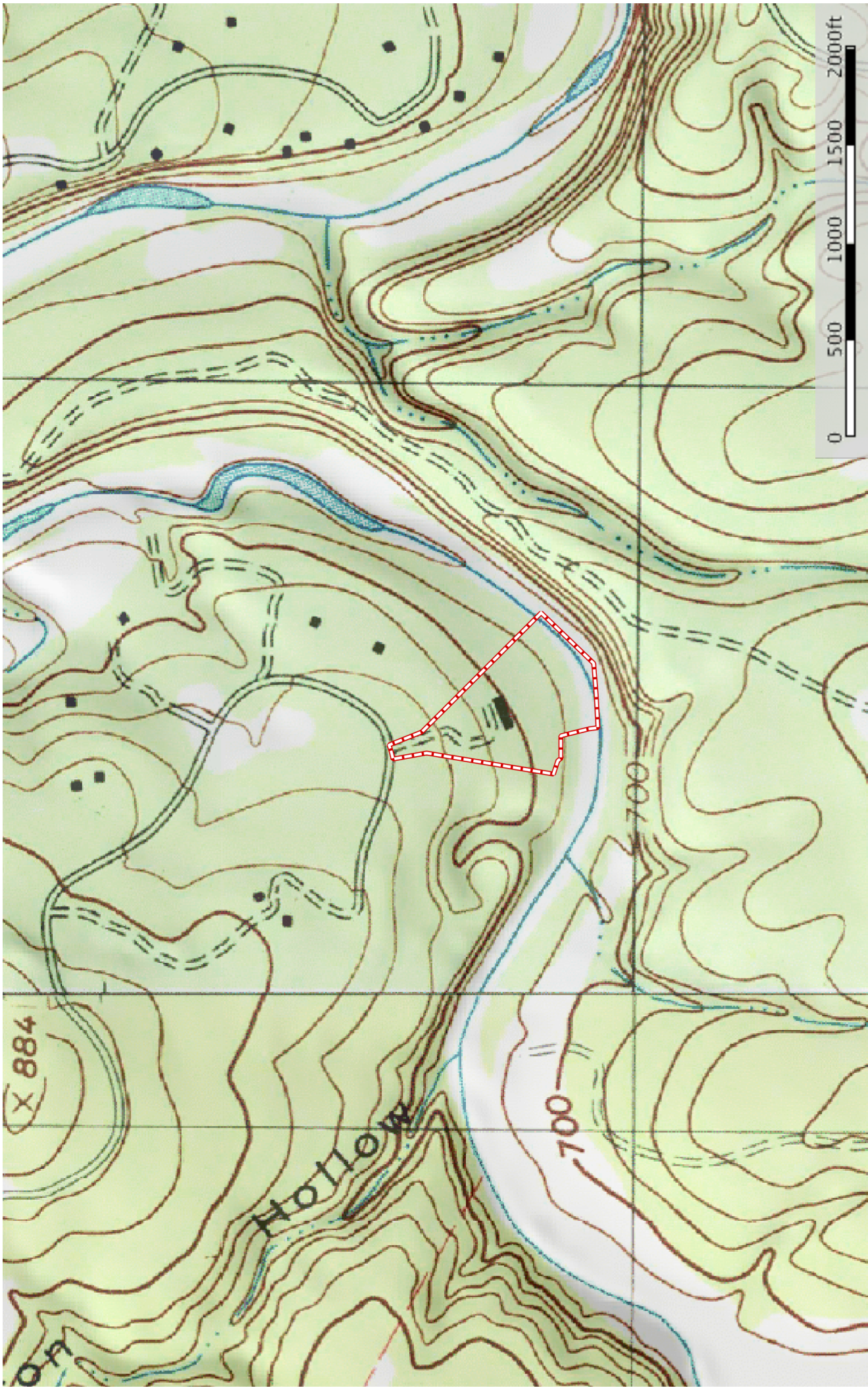




Boundary



1609 Patterson Rd  
Travis County, Texas, 7.3 AC +/-



 Boundary

Dave Murray  
P: 512-695-2176

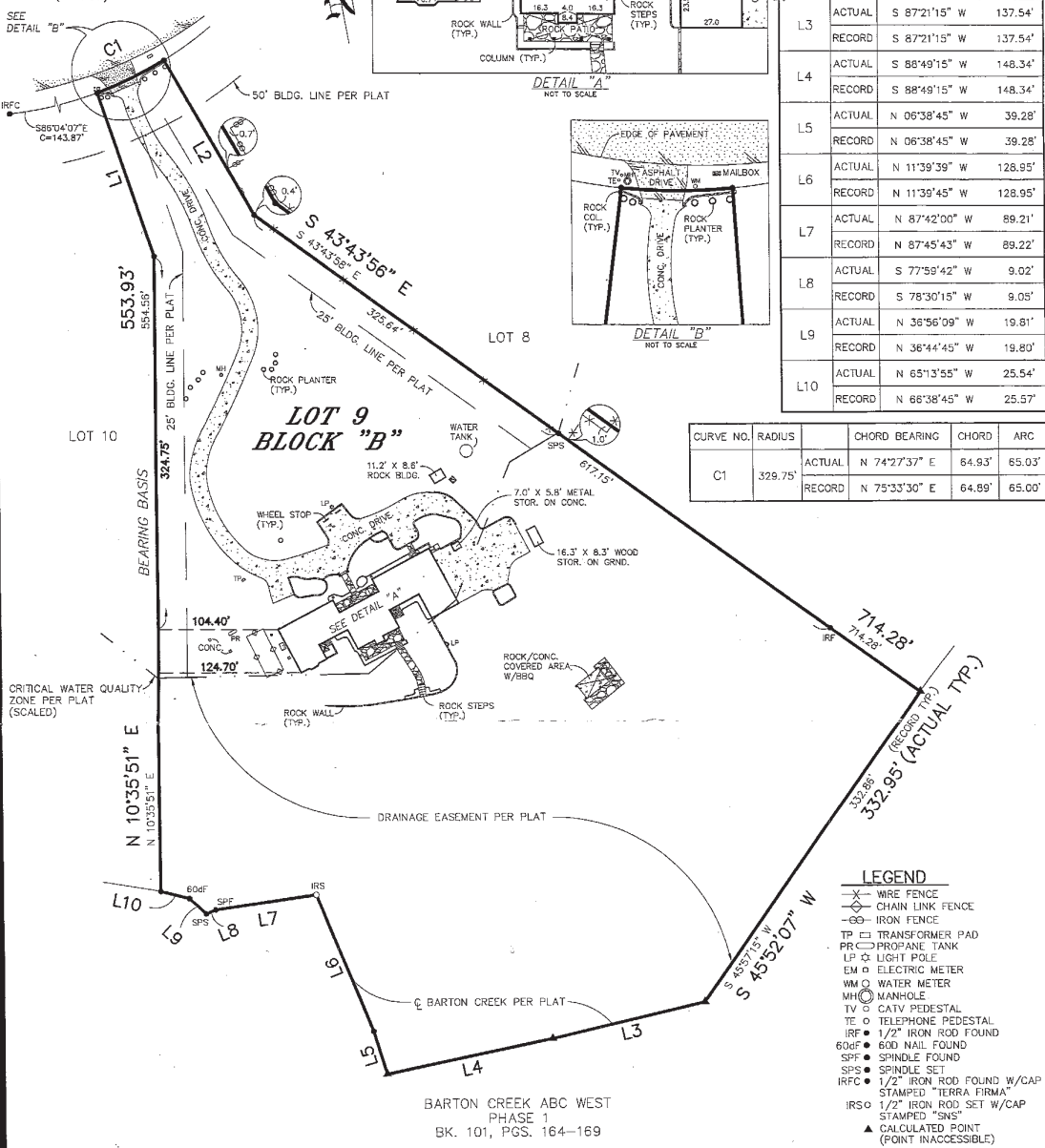
dave@dmTX.com



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



# **PATTERSON ROAD** (60' ROW)



LINE NO.	BEARING & DISTANCE
L1	ACTUAL N 08°22'26" W 150.00'
	RECORD N 08°47'41" W 150.00'
L2	ACTUAL S 19°32'41" E 155.42'
	RECORD S 20°05'20" E 155.00'
L3	ACTUAL S 87°21'15" W 137.54'
	RECORD S 87°21'15" W 137.54'
L4	ACTUAL S 88°49'15" W 148.34'
	RECORD S 88°49'15" W 148.34'
L5	ACTUAL N 06°38'45" W 39.28'
	RECORD N 06°38'45" W 39.28'
L6	ACTUAL N 11°39'39" W 128.95'
	RECORD N 11°39'45" W 128.95'
L7	ACTUAL N 87°42'00" W 89.21'
	RECORD N 87°45'43" W 89.22'
L8	ACTUAL S 77°59'42" W 9.02'
	RECORD S 78°30'15" W 9.05'
L9	ACTUAL N 36°56'09" W 19.81'
	RECORD N 36°44'45" W 19.80'
L10	ACTUAL N 65°13'55" W 25.54'
	RECORD N 66°38'45" W 25.57'

CURVE NO.	RADIUS	CHORD BEARING	CHORD	ARC
C1	329.75'	ACTUAL N 74°27'37" E	64.93'	65.03'
		RECORD N 75°33'30" E	64.89'	65.00'

A Title Commitment was NOT furnished to the Surveyor. The only Easements shown hereon are per Plat. The Surveyor does not assume any Liability for existence of any easements and/or restrictions encumbered to the Property.

## **PLAT OF SURVEY**

Survey No. 15411 SCALE: 1" = 100' GF

Sold lot is in Zone AE, as identified by the Federal Emergency Management Agency on Community Panel No. 48453C 0440H & PER PLAT Dated: SEP. 26, 2008

LOT NO. 9 BLOCK NO. "B"

ADDITION OR SUBDIVISION BARTON BEND, BOOK 81, PAGES 137-139, PLAT RECORDS

STREET ADDRESS 1609 PATTERSON ROAD CITY AUSTIN COUNTY TRAVIS

SURVEY FOR JIM R. & MARY SHIPWASH REFERENCE JIM R. & MARY SHIPWASH

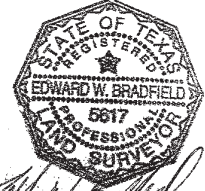
TO:

STATE OF TEXAS, COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONTACTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

**SNS ENGINEERING, INC.**  
12885 US Highway 183 North, Suite 101-B  
Austin, Texas 78750  
(512) 335-3944 \* (512) 250-8685 (Fax) *JM*

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.



*Edward W. Bradfield*  
Date: 10-30-2015