

\$2,149,000 - 1603 Falcon Ledge Drive, Austin

MLS® #9576333

\$2,149,000

4 Bedroom, 4.00 Bathroom, 3,354 sqft
Residential on 0.39 Acres

Lost Creek Sec 03-A, Austin, TX

A gorgeous, remodeled Lost Creek home with elegant features! From additions to dramatic finishes, this beauty in will leave you speechless! Nestled on a lovely tree-lined corner lot, you'll immediately feel welcomed. Immaculate wood flooring in the living room and dining room greets you on either side of the formal entry. An open floorplan provides a casual flow among main rooms and creates a perfect setting for gatherings with friends and family. Enjoy the openness of the kitchen, family room, dining room, and living room as they connect almost seamlessly. A chef's kitchen boasts quartz countertops, custom Wellborne cabinetry and Thermador appliances, all complemented by new fixtures and lighting. A comfortable breakfast room rests in front of a bay window overlooking the backyard. A new insulated 8' x 12' four-piece door connects the family room to a lovely covered patio. Upstairs, enjoy a luxurious primary bedroom suite with a stylish bath that offers dual vanities, custom vanities, a large frameless shower, and a separate garden tub. Delight in private access to a covered balcony. Three additional bedrooms are spacious and comfortable including a guest room an en suite bath. A utility room located off the kitchen includes a sink and plenty of cabinet space for extra storage. You'll love the charm and beauty of the backyard. The section behind the garage is fully fenced allowing for backyard equipment, a protected area for gardening, or



room for a pet. Residing in the renowned Eanes School District, this exquisite home is a must-see!

Built in 1984

Essential Information

MLS® #	9576333
Price	\$2,149,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,354
Acres	0.39
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1603 Falcon Ledge Drive
Subdivision	Lost Creek Sec 03-A
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Sewer Connected, Natural Gas Connected, Water Connected
Features	Playground
Parking	Garage Faces Front, Garage
# of Garages	2
View	Hills
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
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Appliances	Dishwasher, Disposal, Microwave, Gas Range, Range
Heating	Central, Natural Gas
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters, Balcony, Dog Run, Lighting
Lot Description	Sprinklers Automatic, Corner Lot, Sloped Up, Views
Roof	Composition
Construction	Brick, HardiPlank Type
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge
High	Westlake

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