

\$1,205,000 - 2308 Cypress Point E, Austin

MLS® #2217646

\$1,205,000

4 Bedroom, 3.00 Bathroom, 3,165 sqft

Residential on 0.32 Acres

Lost Creek Sec 01, Austin, TX

MOTIVATED HOMEOWNER. Welcome to 2308 Cypress Point East in Lost Creek, located in the prestigious Westlake 78746 ZIP Code. Zoned to the highly acclaimed Eanes ISD ranked number one in Texas. Including Westlake High School, West Ridge Middle School, and Forest Trail Elementary. Ideally located just minutes away from downtown Austin. Westlake Country Club is right around the corner, and two minutes away. This spacious 3,165 square foot, 4-bedroom, 3-bathroom home is in the center of the hottest redevelopment pocket in Lost Creek. The lot is a uniquely configured, 0.32 acres with massive curb appeal. An extensive renovation, including significant architectural changes, was previously done. With a highly competitive price of \$380 per square foot, there is substantial room for the next owner to make their personalized changes. This home is welcoming, warm and great for entertaining. It has a rustic loft that is a favorite, and can be used as a teenager retreat, or mother-in-law suite. Towering vaulted and coffered ceilings add dramatic effect. Granite kitchen countertops, with custom cabinetry throughout the home. Surround Sound and Multi-Room audio make rooms come alive. The garage has been customized, including an epoxy floor, with indoor-outdoor carpeting. Radiant Barrier Decking, novel for Lost Creek, provides significant energy savings. It includes spray foam insulation, tankless hot water heater, Insta-Hot hot water dispenser, and gas or



electric clothes dryer. This exceptional value, in one of Austin’s most desirable communities, provides instant equity, and is definitely a must-see. Schedule your showing today!

Built in 1975

Essential Information

MLS® #	2217646
Price	\$1,205,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,165
Acres	0.32
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	2308 Cypress Point E
Area	8W
Subdivision	Lost Creek Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Propane, Sewer Connected, Water Connected
Features	Curbs, Street Lights
Parking	Attached, Driveway, Garage, Garage Door Opener, Garage Faces Side
Garage Spaces	2
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Microwave, Built-In Oven, Built-In Refrigerator, Cooktop, Gas Cooktop, Tankless Water Heater
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Landscaped, Sprinklers Automatic, Front Yard, Many Trees
Roof	Shingle, Composition
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	March 27th, 2025
Days on Market	205

Listing Details

Listing Office	Cogent Enterprises, LLC
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