

# \$2,599,000 - 6700 Troll Haven, Austin

MLS® #2610910

**\$2,599,000**

3 Bedroom, 2.00 Bathroom, 1,940 sqft  
Residential on 0.25 Acres

Rivercrest Add Sec 02, Austin, TX

An exceptional one-story lakefront home tucked away in the highly sought-after Rivercrest community on Lake Austin. Located just west of the iconic Pennybacker Bridge, this hidden gem offers rare direct access to Lake Austin with a private boat slip and gazebo within the prestigious Eanes Independent School District.

Situated at the end of a peaceful channel just off the main lake, this beautifully maintained home features a spacious and inviting layout with generous indoor and outdoor living spaces. Enjoy tranquil mornings and golden sunsets from the expansive flagstone patios in the front and back of the home, perfect for relaxing or entertaining guests.

Step out your back door and onto your boat for a quick ride across the canal to local favorite Ski Shores CafÃ©, or cruise down the lake and soak in the beauty of West Austin's lush, tree-lined shoreline. Whether you're seeking weekend escapes or year-round lakefront living, this home offers the ideal blend of privacy, charm, and access to all the best of Austin.

Don't miss this rare opportunity to live the lake life just minutes from downtown Austin.



Built in 1974

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | 2610910     |
| Price  | \$2,599,000 |

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,940                   |
| Acres          | 0.25                    |
| Year Built     | 1974                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6700 Troll Haven      |
| Area        | 8W                    |
| Subdivision | Rivercrest Add Sec 02 |
| City        | Austin                |
| County      | Travis                |
| State       | TX                    |
| Zip Code    | 78746                 |

### Amenities

|               |                                                                                                                   |
|---------------|-------------------------------------------------------------------------------------------------------------------|
| Utilities     | Cable Available, Electricity Connected, High Speed Internet Available, Water Connected, Natural Gas Not Available |
| Features      | Lake                                                                                                              |
| Parking       | Detached Carport, Driveway                                                                                        |
| View          | Water, Canal                                                                                                      |
| Is Waterfront | Yes                                                                                                               |
| Waterfront    | Canal Front, Waterfront                                                                                           |

### Interior

|                 |                                                             |
|-----------------|-------------------------------------------------------------|
| Interior        | Wood                                                        |
| Appliances      | Cooktop, Dryer, Dishwasher, Electric Oven, Disposal, Washer |
| Heating         | Central                                                     |
| Fireplace       | Yes                                                         |
| # of Fireplaces | 1                                                           |
| Fireplaces      | Family Room                                                 |
| # of Stories    | 1                                                           |
| Stories         | One                                                         |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Boat Slip, Covered Courtyard, Gas Grill, Outdoor Grill, Private Yard, Dock |
| Lot Description   | Corner Lot, Landscaped, Trees Large Size, Cul-De-Sac                       |
| Roof              | Asphalt                                                                    |
| Construction      | HardiPlank Type, Stone Veneer                                              |
| Foundation        | Slab                                                                       |

**School Information**

|            |              |
|------------|--------------|
| District   | Eanes ISD    |
| Elementary | Bridge Point |
| Middle     | Hill Country |
| High       | Westlake     |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 168           |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Kuper Sotheby's Int'l Realty |
|----------------|------------------------------|

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