

\$1,249,000 - 1305 Village West Drive, Austin

MLS® #3074539

\$1,249,000

4 Bedroom, 5.00 Bathroom, 3,002 sqft

Residential on 0.30 Acres

Austin Lake Hills Sec 01, Austin, TX

****Custom Luxury in Austin Lake Hills â€”**

Modern Comfort with Resort Perks**

This 2018 custom home in Austin Lake Hills offers over 3,000 sq ft of luxury living with upscale finishes and thoughtful design throughout.

Features include 10'™ ceilings, polished concrete floors, custom built-ins, and an open-concept layout with a sleek fireplace. The gourmet kitchen boasts quartz countertops, stainless appliances, a large island, breakfast bar, pantry, and ceiling-height cabinets.

All four bedrooms have en-suite baths and walk-in closets, including a spacious primary suite with a soaking tub, frameless shower, double vanity, and a huge custom closet.

Extras include a hobby room, mudroom with second fridge space, guest suite or office with private bath and loft, smart wiring, fresh paint, EV-ready garage, and a buried propane tank.

Enjoy a covered patio, fenced yard, and a chicken coop. Neighborhood amenities include a pool, boat launch, and access to trails and parks.

Luxury living in a prime Austin location.

Built in 2018



Essential Information

MLS® #	3074539
Price	\$1,249,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,002
Acres	0.30
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1305 Village West Drive
Area	8W
Subdivision	Austin Lake Hills Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected, Cable Connected, Phone Connected, Propane
Features	Common Grounds/Area, Park, Pool, Sport Court(s), Trails/Paths, Lake, See Remarks
Parking	Attached, Driveway, Garage Faces Front, Garage, Garage Door Opener, Door-Single, Electric Vehicle Charging Station(s)
Garage Spaces	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Concrete
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Range Hood, Self

	Cleaning Oven, Stainless Steel Appliance(s), Built-In Electric Oven
Heating	Central, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Level, Private
Roof	Composition, Shingle
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	May 8th, 2025
Days on Market	162

Listing Details

Listing Office	Twelve Rivers Realty
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