

\$3,750,000 - 10 Hedge Lane, Austin

MLS® #3506173

\$3,750,000

4 Bedroom, 5.00 Bathroom, 4,005 sqft

Residential on 1.56 Acres

Rob Roy, Austin, TX

Situated in Rob Roy, one of Westlake's most coveted gated communities, 10 Hedge Lane boasts exceptional views, expansive terraces, and a 3-car garage. The single-level residence features 4 bedrooms and 4.5 bathrooms on a premier lot with a lush green yard and sports court. Glide over floating stones as you approach the striking glass doors that welcome you inside the residence. The interiors instantly impress with a vaulted ceiling, fireplace, and incredible panoramic views of the Hill Country and the Austin skyline in the distance. Natural light pours into the living room through abundant windows and sliding glass doors to the terrace. The living room flows into the immaculate gourmet kitchen with ample cabinetry, stainless steel appliances, and a wet bar. Escape to the privacy of the primary suite that features French doors to the terrace and beautiful vistas. The spacious primary bathroom offers dual sinks, a soaking tub, a glass-enclosed shower, a vanity room, and a massive walk-in closet. 3 additional guest suites, each with en-suite baths, provide comfort and privacy for family and visitors. A powder room, mudroom, and laundry room complete the home. Living in Rob Roy offers the perfect blend of privacy, prestige, and convenience in one of Austin's most sought-after gated communities. Nestled in the scenic hills of West Austin, residents enjoy expansive homesites with breathtaking Hill Country views, all while being just minutes from



downtown, Lake Austin, and top-rated Eanes ISD schools. With 24-hour security, a tranquil atmosphere, and proximity to premier shopping, dining, and entertainment at Barton Creek and Westlake, Rob Roy provides a rare opportunity to enjoy both serene living and the vibrancy of Austin life. Tax and assessed values are estimates for illustration purposes only. All figures should be independently verified. Some images are virtually staged for visualization and may not reflect the actual appearance or condition of the property.

Built in 1985

Essential Information

MLS® #	3506173
Price	\$3,750,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,005
Acres	1.56
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	10 Hedge Lane
Area	8W
Subdivision	Rob Roy
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
-----------	--

Features	Gated
Parking	Attached, Garage
Garage Spaces	3
View	City, Hills, Panoramic
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, Disposal, Refrigerator, Wine Refrigerator
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, Sport Court
Lot Description	Sloped Down, Front Yard, Landscaped, Trees Large Size, Trees Medium Size, Waterfall
Roof	Metal
Construction	Masonry, Stucco
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake

Additional Information

Date Listed	October 7th, 2025
Days on Market	7

Listing Details

Listing Office	Moreland Properties
----------------	---------------------

Property Listed by: Moreland Properties Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 14th, 2025 at 9:53am. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without

notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: Kuper Sotheby's International Realty. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 14th, 2025 at 9:53am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.

Listing information last updated on October 14th, 2025 at 9:53am CDT