

# \$1,395,000 - 9707 Timber Ridge Pass, Austin

MLS® #4312274

**\$1,395,000**

4 Bedroom, 3.00 Bathroom, 3,535 sqft

Residential on 0.43 Acres

Westridge Estates, Austin, TX

Welcome to 9707 Timber Ridge Pass â€” a stunning modern single-family home nestled in the highly sought-after Eanes School District. This exceptional property offers a rare chance to experience the very best of Austin living.

Thoughtfully designed for the discerning buyer, this multi-level home is both spacious and invitingâ€”ready for you to make it your own. With 4 generously sized bedrooms, each resident can enjoy the comfort of a private retreat. The open floor plan enhances everyday living and entertaining, featuring elegant living areas, a chefâ€™s kitchen, and decks on every floorâ€”including a rooftop deck perfect for taking in breathtaking Hill Country sunrises and sunsets.

Enjoy the luxury of outdoor living with a beautifully landscaped yard and a private spa, creating your own serene oasis. A two-car garage provides secure parking and additional storage for all your tools and recreational gear.

Just minutes from Downtown Austin, Westlake, and the Hill Country Galleria, this home offers the perfect blend of comfort, style, and location. With a low tax rate and lake access available, 9707 Timber Ridge Pass is more than a homeâ€”itâ€™s a lifestyle.

Built in 2009

## Essential Information



MLS® #	4312274
Price	\$1,395,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,535
Acres	0.43
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	9707 Timber Ridge Pass
Area	8W
Subdivision	Westridge Estates
City	Austin
County	Travis
State	TX
Zip Code	78733

### Amenities

Utilities	Electricity Available, Propane, Phone Connected
Features	Clubhouse, Lake
Parking	Common
Garage Spaces	2
View	Hills
Waterfront	None

### Interior

Interior	Tile, Bamboo, Concrete
Appliances	Dishwasher, Gas Cooktop, Self Cleaning Oven, Stainless Steel Appliance(s), Built-In Oven, Dryer, Electric Water Heater, Free-Standing Gas Oven, Gas Range, Refrigerator, Washer
Heating	Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room

Stories                      Multi/Split

**Exterior**

Exterior Features      Lighting, Private Yard, Balcony, Outdoor Grill  
Lot Description        Back Yard, Front Yard, Landscaped, Garden, Gentle Sloping, Trees  
                                 Medium Size  
Roof                      Flat Tile  
Construction          Stucco, Concrete, Glass  
Foundation            Slab

**School Information**

District                Eanes ISD  
Elementary            Valley View  
Middle                 West Ridge  
High                    Westlake

**Additional Information**

Date Listed            April 11th, 2025  
Days on Market        187

**Listing Details**

Listing Office           Engel & Volkers Austin

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