

# \$1,945,000 - 1107 Canyon Edge Drive, Austin

MLS® #5538180

**\$1,945,000**

4 Bedroom, 4.00 Bathroom, 3,626 sqft

Residential on 0.30 Acres

Austin Lake Hills Sec 02, Austin, TX

To be built 4 bedrooms, 4 bathrooms, office/study, outdoor living with covered patio upstairs off the playroom and downstairs by the pool. Hang out in this 3rd floor Birds perch, great for that other study or studio. Amazing opportunity to customize your new home. Meet with the builder and lets go over specs, colors, tiles, details to make this personal for you. Foundation is poured and we are ready to move. Notice the unique design around the Primary Bedroom with access to an office Nook and Home Gym. Lets start on the fun part! Great schools with EANES ISD! Beautiful private drive on the canyon with some scenic views! Only 20 mins from down town Austin.

Built in 2026

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 5538180                 |
| Price          | \$1,945,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 3,626                   |
| Acres          | 0.30                    |
| Year Built     | 2026                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

## Community Information



|             |                          |
|-------------|--------------------------|
| Address     | 1107 Canyon Edge Drive   |
| Area        | 8W                       |
| Subdivision | Austin Lake Hills Sec 02 |
| City        | Austin                   |
| County      | Travis                   |
| State       | TX                       |
| Zip Code    | 78733                    |

### **Amenities**

|               |                                                                          |
|---------------|--------------------------------------------------------------------------|
| Utilities     | Electricity Available, Water Available                                   |
| Features      | Barbecue, Clubhouse, Gated, Lake, Park, Playground, Pool, Sport Court(s) |
| Parking       | See Remarks                                                              |
| Garage Spaces | 2                                                                        |
| View          | Canyon, Hills, River                                                     |
| Waterfront    | None                                                                     |
| Has Pool      | Yes                                                                      |

### **Interior**

|                 |                    |
|-----------------|--------------------|
| Interior        | Tile, Wood         |
| Appliances      | See Remarks        |
| Heating         | Central, Heat Pump |
| Fireplace       | Yes                |
| # of Fireplaces | 1                  |
| Fireplaces      | Living Room        |
| Stories         | Three Or More      |

### **Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | See Remarks       |
| Lot Description   | Landscaped, Views |
| Roof              | See Remarks       |
| Construction      | HardiPlank Type   |
| Foundation        | Slab              |

### **School Information**

|            |              |
|------------|--------------|
| District   | Eanes ISD    |
| Elementary | Barton Creek |
| Middle     | West Ridge   |
| High       | Westlake     |

## Additional Information

Date Listed            April 23rd, 2025

Days on Market      175

## Listing Details

Listing Office        Hardy Realty

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