

\$4,537,323 - 1117 Eternity Terrace, Austin

MLS® #6435393

\$4,537,323

6 Bedroom, 6.00 Bathroom, 5,025 sqft
Residential on 0.28 Acres

Marshall Ranch Sub, Austin, TX

Welcome to The Overlook at Westlake, an intimate gated enclave of just 48 luxury estate homes. Each residence is uniquely designed to embrace the land, capture Hill Country views, and reflect timeless architecture with modern sophistication.

This stunning home has been curated by Butter Lutz Interiors where thoughtful design meets smart luxury. The gourmet kitchen is a showpiece with luxury appliances, custom cabinetry, and an oversized island creates a second dining area with seating for 7, seamlessly connecting to the living and dining areas. The primary suite offers a serene sitting area, spa-style bath, private outdoor access, and a spacious walk-in closet with custom finishout. The bath itself includes dual vanities, a soaking tub, Dual walk-in shower, and rare access to a secondary private utility room. A secondary bedroom with its own bath is also located downstairs, ideal for guests or multigenerational living. Upstairs, the spacious flex room provides versatility for use as a gym, oversized bedroom, or second study. a speakeasy-style club room with wet bar and custom cabinetry opens to a private balcony, creating a one-of-a-kind retreat. Multiple outdoor living areas and a 3-car garage complete this exceptional plan, and don't forget about the pool!

Located within Eanes ISD, one of Texas's most prestigious school districts, The Overlook



Plan 5

BEDROOMS
6
BATHROOMS
5.5
SQUARE FEET
4,915 S.Q. FT.



OVERLOOK | EUROPEAN | KITCHEN MATERIAL CONCEPT
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offers families access to award-winning academics and vibrant extracurricular programs. Residents also enjoy the peace and privacy of Westlake while remaining just minutes from downtown Austin’s business hubs, fine dining, and cultural destinations. Surrounded by rolling hills and natural beauty, The Overlook delivers both exclusivity and convenience, making it one of Austin’s most desirable addresses.

All information deemed reliable but buyer to verify.

Built in 2026

Essential Information

MLS® #	6435393
Price	\$4,537,323
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,025
Acres	0.28
Year Built	2026
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1117 Eternity Terrace
Area	8W
Subdivision	Marshall Ranch Sub
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Gated, Street Lights, Sidewalks, Curbs
Parking	Attached, Door-Single, Driveway, Garage, Garage Door Opener, Tandem
Garage Spaces	3
Garages	Garage Door Opener
View	Park/Greenbelt, Hills, Neighborhood, Panoramic, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Bar Fridge, Cooktop, Double Oven, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, Free-Standing Gas Range, Gas Cooktop, Disposal, Gas Range, Gas Water Heater, Microwave, Oven, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator, Washer
Heating	Central, Exhaust Fan, ENERGY STAR Qualified Equipment, Fireplace(s), Heat Pump, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Gas Grill, Lighting, Rain Gutters
Lot Description	Front Yard, Backs to Greenbelt/Park, Landscaped, Moderate Trees, Sprinklers Automatic, Views
Roof	Composition, Metal, Shingle
Construction	Brick, Frame, Glass, HardiPlank Type, Masonry, Concrete, Radiant Barrier, Spray Foam Insulation, Stucco, ICAT Recessed Lighting
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge

High Westlake

Additional Information

Date Listed October 3rd, 2025

Days on Market 11

Listing Details

Listing Office Outlaw Realty

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Listing information last updated on October 14th, 2025 at 11:22am CDT