

\$9,995,000 - 5425 Petticoat Lane, Austin

MLS® #7494727

\$9,995,000

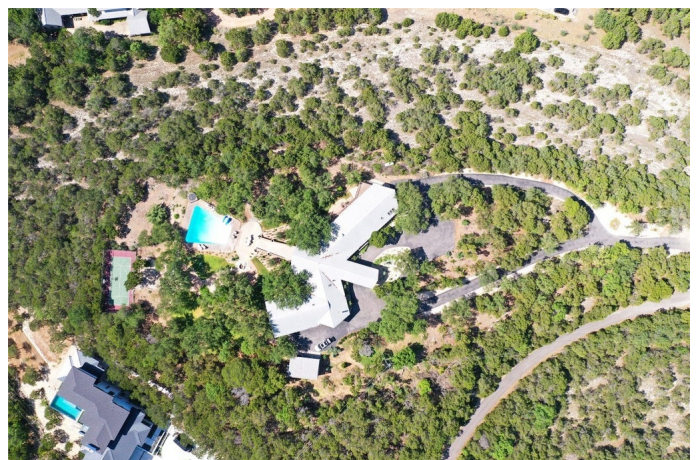
5 Bedroom, 7.00 Bathroom, 6,426 sqft

Residential on 7.64 Acres

Simmons John E, Austin, TX

Mid-Century Modern Estate on 7+ Acres in Westlake Tucked away on a private hilltop with sweeping panoramic views of the Downtown Austin skyline and surrounding Hill Country, this architectural gem offers the perfect blend of iconic design, serene privacy, and city proximity. Inspired by classic Palm Springs modernism, the home spans over 6,000 square feet and is purposefully designed for seamless daily living and elevated entertaining. Freshly reimaged by renowned Austin designer Tenaya Hills, VP of Design at Bunkhouse, the interiors strike a harmonious balance between curated sophistication and a canvas for personal expression. Multiple living areas, a dedicated study, and five bedrooms, including a spacious primary suite with a private balcony, dual-head shower, and two walk-in closets. Offer endless flexibility for family life, creative pursuits, and hosting.

Experience the Outdoors Like Never Before Set among native Texas trees with fresh landscaping and a private hike-and-bike trail, the grounds blur the line between nature and architecture. Enjoy wraparound balconies, a 20-foot pool with sun deck, a secluded hot plunge pool, and a fire pit lounge for unforgettable evenings under the stars. An enclosed pickleball and basketball court is fully equipped and surrounded by natural beauty. A private gym complete with a Peloton treadmill, weights, and yoga mats rounds out this lifestyle-forward offering. ***A True Oasis, Minutes from It All*** Located just minutes



from Austin’s acclaimed restaurants, music venues, and nightlife, and in proximity to Lake Austin, Lake Travis, and beloved parks and watering holes, this property delivers the best of both worlds. Ultimate seclusion and unmatched access.

Built in 1962

Essential Information

MLS® #	7494727
Price	\$9,995,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	6,426
Acres	7.64
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	5425 Petticoat Lane
Area	8E
Subdivision	Simmons John E
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Available, Propane
Features	Gated
Parking	Attached, Carport, Garage Faces Side
Garage Spaces	4
View	City, Panoramic, Pool, Trees/Woods
Waterfront	None

Has Pool	Yes
----------	-----

Interior

Interior	Carpet, Terrazzo, Tile
----------	------------------------

Appliances	Built-In Oven, Dryer, Dishwasher, Free-Standing Range, Disposal, Gas Range, Microwave, Range, Refrigerator, Range Hood, Washer
------------	--

Heating	Central
---------	---------

# of Stories	2
--------------	---

Stories	Two
---------	-----

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Private, Many Trees, Sprinklers Automatic, Trees Large Size, Views, Xeriscape
-----------------	--

Roof	Metal
------	-------

Construction	Masonry
--------------	---------

Foundation	Slab
------------	------

School Information

District	Eanes ISD
----------	-----------

Elementary	Eanes
------------	-------

Middle	Hill Country
--------	--------------

High	Westlake
------	----------

Additional Information

Date Listed	September 11th, 2025
-------------	----------------------

Days on Market	35
----------------	----

Listing Details

Listing Office	DEN Property Group
----------------	--------------------

Property Listed by: DEN Property Group Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 16th, 2025 at 2:37pm. 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 16th, 2025 at 2:37pm 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 16th, 2025 at 2:37pm CDT