

# \$2,995,000 - 3 Coleridge Lane, Austin

MLS® #8171965

**\$2,995,000**

5 Bedroom, 5.00 Bathroom, 5,400 sqft

Residential on 1.13 Acres

Rob Roy Ph 02, Austin, TX

Set in Westlake's only 24-hour guard-gated community, Rob Roy, this exceptional home offers a rare blend of privacy, space, and modern updates in one of the most sought-after neighborhoods in Austin. With top-tier Eanes ISD schools—Bridge Point Elementary, Hill Country Middle School, and Westlake High School—this property is in a district consistently ranked among the top 5 public schools in the nation.

Move-in ready and thoughtfully appointed, the home features a standout wine room, designed for serious collectors, and a basement-level storage space unlike anything else in Westlake—perfect for keeping holiday décor, luggage, and seasonal items easily accessible. The main level offers a beautiful wood-paneled office and media room while upstairs hosts 4 bedrooms and a private gameroom.

The backyard is built for entertaining, with a flat lawn ideal for games, a well-equipped poolside cabana, and a smore-friendly firepit for evening gatherings. Whether hosting a crowd or enjoying a quiet night under the stars, this home offers the perfect setting. Call/text anytime for more information or to schedule an easy showing!

Built in 1987

## Essential Information



MLS® #	8171965
Price	\$2,995,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,400
Acres	1.13
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	3 Coleridge Lane
Area	8W
Subdivision	Rob Roy Ph 02
City	Austin
County	Travis
State	TX
Zip Code	78746

### Amenities

Utilities	Electricity Connected, Propane, Water Connected, Sewer Not Available
Features	Gated
Parking	Guest
Garage Spaces	3
View	Hills
Waterfront	None
Has Pool	Yes

### Interior

Interior	Wood
Appliances	Built-In Range, Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Gas Range, Microwave, Built-In Refrigerator
Heating	Central
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Bedroom

Stories                      Three Or More

**Exterior**

Exterior Features    Private Yard, Barbecue, Fire Pit, Gas Grill, Outdoor Grill  
Lot Description        Back Yard, Level, Sprinklers Automatic, Many Trees  
Roof                      Composition  
Construction          Frame, Brick  
Foundation            Slab

**School Information**

District                Eanes ISD  
Elementary            Bridge Point  
Middle                  Hill Country  
High                    Westlake

**Additional Information**

Date Listed            February 10th, 2025  
Days on Market       246

**Listing Details**

Listing Office           Moreland Properties

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