

# \$11,500,000 - 1601 Wild Basin Ledge, Austin

MLS® #8213495

**\$11,500,000**

4 Bedroom, 5.00 Bathroom, 5,402 sqft

Residential on 9.86 Acres

BONHAM A L D, Austin, TX

A Once-in-a-Generation Opportunity in Westlake

Discover 9.9 private acres in Eanes ISD with sweeping downtown Austin views, 1,000+ feet of frontage along spring-fed Bee Creek, subdivision potential, and an irreplaceable natural setting just 10 minutes from downtown.

Located in unincorporated Travis County, this estate offers privacy, permitting flexibility, and long-term upside. The existing improvements include a thoughtfully designed 5,400+ SF main residence, detached guest casita, and over 3,500 SF of slate verandas surrounding a resort-style courtyard with pool, spa, waterfalls, and lush gardens. Additional features include a 3-car garage with loft, workshop, home gym, library, dog shower, and a 38kW Generac generator.

Highlights:

- Subdividable into 5 legal lots
- Flat, buildable land with up to 44' building height permitted
- Downtown views from elevated portions of the site
- 7/8-mile private running & hiking trail "your own personal Greenbelt"



- Year-round creeks, waterfalls, and a private swimming hole on Bee Creek
- Direct Wild Basin Preserve access with neighborhood gate code
- Detached guest casita with private living space and kitchenette option
- Courtyard pool and spa designed for lap swimming, plus lush gardens and verandas
- Whole-home Generac generator with dedicated propane tank (up to 10 days capacity)
- 4-zone wildfire hydrant system, underground utilities, lightning protection
- Commercial-grade construction: Douglas fir framing, Galvalume roof, UV-resistant windows
- Minutes to Lake Austin marinas, Redbud Island, Austin Country Club, and Bee Caves Road

Fact sheet, restrictions, survey, and due diligence materials available upon request. Buyer to verify all details.

Built in 1999

### **Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | 8213495      |
| Price          | \$11,500,000 |
| Bedrooms       | 4            |
| Bathrooms      | 5.00         |
| Full Baths     | 4            |
| Half Baths     | 1            |
| Square Footage | 5,402        |
| Acres          | 9.86         |

|            |                         |
|------------|-------------------------|
| Year Built | 1999                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Status     | Active                  |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1601 Wild Basin Ledge |
| Area        | 8E                    |
| Subdivision | BONHAM A L D          |
| City        | Austin                |
| County      | Travis                |
| State       | TX                    |
| Zip Code    | 78746                 |

### **Amenities**

|               |  |
|---------------|--|
| Utilities     | Electricity Connected, Phone Connected, See Remarks, Underground Utilities, Water Connected, Propane |
| Features      | None   |
| Parking       | Attached, Circular Driveway, Door-Multi, Driveway, Garage, Private, Workshop in Garage               |
| Garage Spaces | 3  |
| View          | Park/Greenbelt, Hills, Panoramic, Trees/Woods, Canyon, City  |
| Waterfront    | Creek, Stream  |
| Has Pool      | Yes  |

### **Interior**

|                 |   |
|-----------------|---|
| Interior        | Tile, Wood  |
| Appliances      | Dryer, Dishwasher, Gas Range, Microwave, Refrigerator, Washer, Indoor Grill, Oven, Range Hood |
| Heating         | Central, Zoned  |
| Fireplace       | Yes   |
| # of Fireplaces | 3   |
| Fireplaces      | Living Room, Dining Room, Outside   |
| # of Stories    | 1   |
| Stories         | One   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Playground, Private Entrance, Uncovered Courtyard       |
| Lot Description   | Back Yard, Backs to Greenbelt/Park, Near Golf Course, Gentle Sloping, |

Native Plants, Many Trees, Sprinklers In Ground, Views, Private, See Remarks, Split Possible, Waterfall

|              |              |
|--------------|--------------|
| Roof         | Metal        |
| Construction | Stone, Frame |
| Foundation   | Slab         |

### School Information

|            |              |
|------------|--------------|
| District   | Eanes ISD    |
| Elementary | Eanes        |
| Middle     | Hill Country |
| High       | Westlake     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 7                    |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Engel & Volkers Austin |
|----------------|------------------------|

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