

\$1,224,000 - 4605 Bat Falcon Drive, Austin

MLS® #8668652

\$1,224,000

4 Bedroom, 3.00 Bathroom, 4,228 sqft

Residential on 0.25 Acres

Spillman Ranch Ph 03, Austin, TX

Backing to Tee Box #14 of the Falconhead golf course, with wide-open golf course views and a thoughtfully upgraded interior, this home is equal parts impressive and inviting. The smart layout features 4 spacious bedrooms, including the owner suite and a secondary suite on the main floor, plus 3 full baths (with both downstairs bathrooms beautifully updated). Inside, you'll find two dedicated flex spaces behind glass french doors, perfect for offices, creative studios, or workout rooms; one up, one down. When it's time to unwind, the upstairs media room and dual living areas give everyone a place to spread out. Entertain in style with a formal dining room and a butler bar, or enjoy the updated kitchen with its 2024 Frigidaire 5-burner stove, Bosch dishwasher, and generous storage. Hardwood floors were added in 2019, and fresh paint throughout in 2024 keeps everything feeling bright and current. The owner suite bath includes thoughtful touches like an extra-tall toilet and Brondell FreshSpa bidet. Out back? It's a private staycation. A covered patio with ceiling fans sets the stage for year-round relaxing, while a sparkling pool and spa are framed by shaded lounge areas, including one in front of the outdoor fireplace and another tucked next to the built-in grill. Want sun instead of shade? Two cozy sunbeam seating areas let you soak it in, whether you're poolside or staying splash-free a little farther out. Additional perks include a 3-car garage with an RV charger and Jeep top lift, fresh



landscaping (2024), exterior paint (2023), and a dialed-in irrigation system (2025). Even the pool has had a full refresh; chlorinator, motor, and serviced cells, all done in 2024. Homes with this kind of outdoor setup and thoughtful upgrades donâ€™t come around often, especially not with a golf course view that will take your breath away!

Built in 2007

Essential Information

MLS® #	8668652
Price	\$1,224,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	4,228
Acres	0.25
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	4605 Bat Falcon Drive
Area	LS
Subdivision	Spillman Ranch Ph 03
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Propane, Phone Connected, Sewer Available, Water Available
Features	Golf, Sidewalks
Parking	Attached, Door-Multi, Garage Faces Front, Garage
Garage Spaces	3

View	Golf Course
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile
Appliances	Built-In Oven, Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Barbecue, Exterior Steps, Gas Grill, Outdoor Grill, Private Yard
Lot Description	Near Golf Course, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, On Golf Course, Sprinklers Automatic, Trees Medium Size, Waterfall, Xeriscape
Roof	Tile
Construction	Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Lake Pointe
Middle	Bee Cave Middle School
High	Lake Travis

Additional Information

Date Listed	June 13th, 2025
Days on Market	131

Listing Details

Listing Office	Compass RE Texas, LLC
----------------	-----------------------

Property Listed by: Compass RE Texas, LLC Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 29th, 2025 at 10:00am. 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 RealtyThe 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 29th, 2025 at 10:00am 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 29th, 2025 at 10:00am CDT