

# \$1,350,000 - 1305 Shannon Oaks Trail, Austin

MLS® #8936495

**\$1,350,000**

3 Bedroom, 3.00 Bathroom, 2,358 sqft  
Residential on 0.39 Acres

Woods Westlake, Austin, TX

Near top-rated Eanes ISD schools, this beautifully renovated one-story home in The Woods of Westlake offers an open floor plan with three bedrooms, two and a half baths, and a flexible bonus space adjacent to the living room. The kitchen features stainless steel KitchenAid appliances and flows seamlessly into the living areas. Custom built-in furniture including bookcases, credenzas, and more adds a touch of craftsmanship throughout the home. Enjoy entertaining on the expansive deck with a spacious lounge area and a fully equipped outdoor kitchen featuring a pizza oven, all overlooking the serene, wooded backyard. Just a short walk to the trails of Barton Creek Greenbelt and Hill of Life and minutes from downtown Austin, this home offers the best of both nature and city life.

Built in 1981

## Essential Information

MLS® #	8936495
Price	\$1,350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,358
Acres	0.39



Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	1305 Shannon Oaks Trail
Area	8W
Subdivision	Woods Westlake
City	Austin
County	Travis
State	TX
Zip Code	78746-7342

### Amenities

Utilities	Electricity Connected, Fiber Optic Available, Sewer Connected, Underground Utilities, Water Connected
Features	Sidewalks, Trails/Paths, Curbs
Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage, Electric Vehicle Charging Station(s)
Garage Spaces	2
View	None
Waterfront	None

### Interior

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Built-In Oven, Double Oven, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Oven, Electric Water Heater, Disposal, Microwave, Oven, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central, Electric, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

### Exterior

Exterior Features	Exterior Steps, Gas Grill, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Interior

Lot, Level, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size

Roof	Composition
Construction	Stone, Wood Siding
Foundation	Slab

### School Information

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge
High	Westlake

### Additional Information

Date Listed	October 10th, 2025
Days on Market	4

### Listing Details

Listing Office	Moreland Properties
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