

\$4,995,000 - 2212 River Hills Road, Austin

MLS® #9492446

\$4,995,000

3 Bedroom, 3.00 Bathroom, 3,243 sqft
Residential on 4.65 Acres

Deer Creek, Austin, TX

2212 River Hills Road is a masterfully renovated residence that harmoniously blends luxury with nature, set within a sprawling 4.65-acre sanctuary in Austin. Designed by the renowned Mell Lawrence and executed with precision by Miars Construction, the home is an epitome of refined craftsmanship. The main house features three spacious bedrooms, each adorned with new wood floors and enhanced by a state-of-the-art lighting system controlled by Lutron. A standout feature of the main living area is the expansive design, accentuated by six salvaged 58-foot bow trusses from a historic Nashville recording studio, creating a dramatic and unique architectural statement. The addition of a concrete fireplace and a Fire Orb in the screened-in porch further elevates the home's ambiance. The former workshop shed was converted to a detached lounge area that could also serve as a guest casita. In addition to the guest accommodation, the residence includes a meticulously finished Airstream, for add'l space to host family or friends for an overnight stay. The outdoor experience is equally impressive, with a newly redone pool, sleek fire pit, and a dog run outfitted with astro turf. The landscaping, designed by Word + Carr Design, enhances the serene atmosphere, while the new path lights and brick pavers add a touch of sophistication to the grounds. Modern updates extend beyond aesthetics to functionality, including a newly installed 40,000-gallon rainwater tank, updated



solar panels, and a separate septic system. The property is fully equipped with battery-operated blinds, Sonos sound systems in key areas, and newly installed steelwork by Steel House. Improvements include a new electric gate and fencing by Enabler, insulated and finished garage space, recent wiring, a fully integrated lighting and sound system. 24-Hr Showing Notice. Tax and assessed values are estimates for illustration purposes only. All figures should be independently verified.

Built in 2006

Essential Information

MLS® #	9492446
Price	\$4,995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,243
Acres	4.65
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2212 River Hills Road
Area	8W
Subdivision	Deer Creek
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
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Features	None
Parking	Driveway, Detached, Garage Faces Front, Garage, Detached Carport
Garage Spaces	2
View	None
Waterfront	None
Has Pool	Yes

Interior

Interior	Wood
Appliances	Built-In Range, Cooktop, Dishwasher, Exhaust Fan, Electric Water Heater, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	Central, Electric, Fireplace(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Private Entrance, Private Yard
Lot Description	Front Yard, Level, Native Plants, Many Trees, Sprinklers Automatic, Trees Large Size
Roof	Metal
Construction	Frame
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	April 11th, 2025
Days on Market	187

Listing Details

Listing Office	Moreland Properties
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