

\$5,400,000 - 2607 River Hills Rd G, Austin

MLS® #2142029

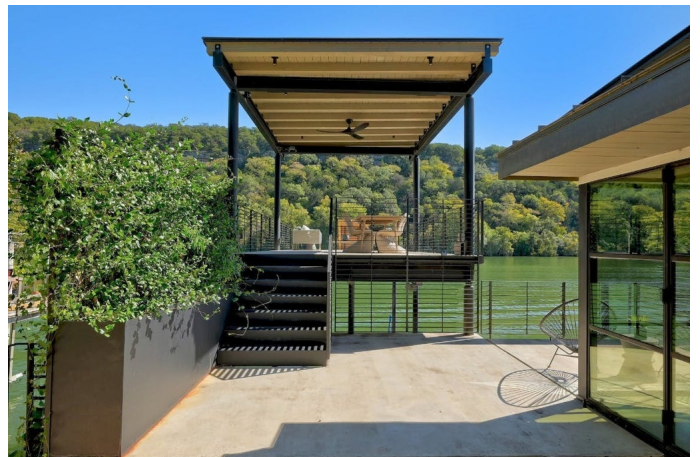
\$5,400,000

1 Bedroom, 1.00 Bathroom, 751 sqft

Single-Family on 2.04 Acres

Pecan Bottoms on Lake Austin, Austin, TX

~1.5M PRICE REDUCTION FROM ORIGINAL LIST PRICE! Fantastic waterfront opportunity set on 2.04 acres on Lake Austin. Enjoy the waterfrontage and private views looking out across the lush rolling hills of Emma Long Park. Equidistant to Westlake and Bee Caves, you will have access to all the shopping, dining and entertainment you could want. The level property hosts a modern lakeside bungalow, private boat dock, party deck and comes with two sets of plans to construct a spectacular main residence. The Ryan Street Architects designed lake cabin is a showpiece on its own, with a wall of steel-framed windows opening up to the water. A huge, two-level shaded deck is cantilevered out over a boat dock and the water. The sleek, modern lake cabin features polished concrete floors, shiplap ceiling accents and fresh white walls so the focus is on the view. The kitchen is a perfect space to whip up waterside snacks or an elegant alfresco dinner on the patio off the living room. The cabin also includes a large, secured storage space under the dwelling. Two sets of Ryan Street Architect plans (one permitted, one previously permitted) are a perfect starting place to create your dream home and save months in development time. See plan options in the "MORE INFO" tab, or inquire for details. One set of the plans and renderings are not fully permitted by the City of Austin. All parties should independently verify planning and building specifics with the appropriate agencies. Tax and assessed



values are estimates for illustration purposes only. All figures should be independently verified.

Built in 2005

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 2142029 |
| Price | \$5,400,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 751 |
| Acres | 2.04 |
| Year Built | 2005 |
| Type | Single-Family |
| Sub-Type | Single Family Residence |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 2607 River Hills Rd G |
| Area | 8W |
| Subdivision | Pecan Bottoms on Lake Austin |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78733 |

Amenities

| | |
|---------------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Features | None |
| Parking | Gravel |
| View | ParkGreenbelt,Hills,Lake,River,Lake Austin |
| Is Waterfront | Yes |
| Waterfront | Lake Front, Waterfront, Boat Ramp/Lift Access, River Front |

Interior

| | |
|----------|----------|
| Interior | Concrete |
|----------|----------|

| | |
|-----------------|---|
| Appliances | Cooktop, Dishwasher, Freezer, Gas Cooktop, Disposal, Microwave, Oven, Refrigerator, See Remarks |
| Heating | Fireplace(s), See Remarks |
| # of Fireplaces | 2 |
| Fireplaces | Family Room |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|---|
| Exterior Features | Boat Lift, Balcony, Boat Slip, Dock, Lighting, Private Entrance, Private Yard, Fire Pit |
| Lot Description | Cleared, Front Yard, Landscaped, Private, See Remarks, Trees Small Size |
| Roof | Metal |
| Construction | See Remarks |
| Foundation | Slab |

School Information

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|------------|--------------|
| District | Eanes ISD |
| Elementary | Barton Creek |
| Middle | West Ridge |
| High | Westlake |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 3rd, 2025 |
| Days on Market | 1 |

Listing Details

| | |
|----------------|---------------------|
| Listing Agent | Eric Moreland |
| Listing Office | Moreland Properties |

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Listing information last updated on October 13th, 2025 at 9:16pm CDT