

\$4,998,000 - 1604 Bruton Springs Rd, Austin

MLS® #5130017

\$4,998,000

2 Bedroom, 3.00 Bathroom, 2,152 sqft

Single-Family on 0.92 Acres

Bruton Spgs, Austin, TX

Truly a hidden gem, primely positioned on the coveted shores of Lake Austin, and featuring an incredible 140 feet of lakefront, 1604 Bruton Springs Rd offers a breathtaking canvas for your dream home. Tucked away at the end of a beautiful, dream-like private road, the property spans nearly 1 acre and is surrounded by the serenity of enchanting woods and multimillion-dollar estates. A charming, well cared for, mid-century residence sits at the pinnacle of the property: a 2 bed, 3 bath, 2152 square foot home exuding original character and warmth. Majestic pecan trees shade the sprawling green lawn gently sloping down to meet the riverbank. Elevating the property's allure is the recently constructed two-story boat dock, complete with one boat slip, but permitted for an additional slip should the new owner require it - perfect for hosting and outdoor entertainment. The included pontoon boat, a 2021 Xcursion, is equipped with a motorized boat lift and cover. Benefit from the tranquility of a quiet neighborhood, with no restrictive HOA, within the highly accredited Eanes Independent School District. Conveniently located on the south side of the river, this idyllic retreat is just 15 minutes away from the Hill Country Galleria and a mere 30-minute drive to downtown Austin, offering the perfect balance of seclusion and accessibility.

Seize this unparalleled opportunity to create your bespoke lakefront retreat, where serenity meets potential, and nature seamlessly



intertwines with a vision of luxury. Whether you choose to reimagine the existing residence or embark on a new architectural journey, 1604 Bruton Springs Road invites you to craft a masterpiece tailored to your taste on the shores of Lake Austin.

Built in 1965

Essential Information

MLS® #	5130017
Price	\$4,998,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	2,152
Acres	0.92
Year Built	1965
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	1604 Bruton Springs Rd
Area	8W
Subdivision	Bruton Spgs
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Water Connected, Above Ground Utilities, Cable Connected, Electricity Connected, Natural Gas Not Available, Phone Connected, See Remarks, Sewer Not Available
Features	Lake
Parking	Concrete, Additional Parking, Driveway, Garage
# of Garages	1
View	Hills,Lake,River,TreesWoods,Water,Lake Austin

Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front

Interior

Interior	Carpet, Wood
Appliances	Dishwasher, Disposal
Heating	Central
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Boat Slip, Dock, Private Yard
Lot Description	Back Yard, Garden, Gentle Sloping, Moderate Trees, Private, Trees Large Size, Views
Roof	Composition, Shingle
Construction	Stone, Wood Siding
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	August 15th, 2024
Days on Market	407

Listing Details

Listing Agent	Aimee Chilton
Listing Office	eXp Realty, LLC

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