

# \$475,000 - 13566 Bullick Hollow Rd, Austin

MLS® #5456171

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,437 sqft

Single-Family on 0.34 Acres

Anderson Mill Estates, Austin, TX

This thoughtfully upgraded and meticulously maintained home offers a rare blend of rustic charm and modern efficiency, perfect for the discerning buyer who values character, views, and privacy. With Lake Travis shimmering in the distance and the Hill Country as your backdrop, the setting is serene and inspiring. The owners have lovingly transformed this small but mighty home into a one-of-a-kind retreat. The recently remodeled kitchen and spa-like bathroom bring elegance and function, while the expanded lower level offers room to relax, create, or host. Every detail feels thoughtfully chosen from the durable tile flooring throughout, to the zoned split HVAC units, to the energy-efficient 2.2 kW solar system that offsets power usage. Outdoor living shines here too, with a spacious deck crafted from premium materials, ideal for morning coffee, golden-hour gatherings, or quiet evenings under the stars. The rustic wood elements and updated finishes strike a perfect balance between cozy and contemporary. Refinished fireplaces, new doors, leaf-guarded gutters, and a freshly painted exterior stairway speak to years of dedicated care. Even the private road leading to the home has been resurfaced, ensuring a smooth arrival every time. This is not just a house; it's a peaceful retreat from the everyday, for someone seeking beauty in the details, and a lifestyle that values both comfort and connection to nature. Whether it's your weekend getaway or full-time hideaway,



this unique home is ready to welcome you.

Built in 1968

**Essential Information**

MLS® #	5456171
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,437
Acres	0.34
Year Built	1968
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	13566 Bullick Hollow Rd
Area	RN
Subdivision	Anderson Mill Estates
City	Austin
County	Travis
State	TX
Zip Code	78726

**Amenities**

Utilities	Above Ground Utilities, Electricity Connected, Propane, Sewer Connected, Water Connected
Features	None
Parking	Gravel, Outside, Private, Unpaved, Aggregate
View	Canyon,Hills,Lake,Panoramic,TreesWoods,Lake Travis
Waterfront	None

**Interior**

Interior	Tile
Appliances	Dryer, Washer/Dryer Stacked, Dishwasher, Free-Standing Gas Range, Gas Range, Microwave, Oven, Stainless Steel Appliance(s)
Heating	Fireplace(s), Heat Pump, Propane, Propane Stove

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Rain Gutters
Lot Description	Sloped Down, Interior Lot, Native Plants, Many Trees, Trees Medium Size, Trees Small Size, Views
Roof	Composition
Construction	Masonry, See Remarks
Foundation	Slab

### **School Information**

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	26

### **Listing Details**

Listing Agent	Mariella Rivero
Listing Office	Keller Williams Realty-RR WC

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