

# \$3,950,000 - 13401 Bullick Hollow Rd, Austin

MLS® #7389032

**\$3,950,000**

7 Bedroom, 5.00 Bathroom, 6,178 sqft

Single-Family on 2.62 Acres

None, Austin, TX

Exceptional waterfront home or income-producing property on the shores of Lake Travis. This unique property offers over 6,000 sq ft of interior living space with 6 private bedrooms and an additional bunk room, a downstairs secondary kitchen off the game room, multiple porches and vantage points overlooking Lake Travis and the outdoor sports amenities. An ideal setup for entertaining and hosting large family, friend and guest gatherings (see Floor Plan). As a vacation rental retreat, the property is booked throughout the year and has exceptional Reviews! Offering fun, island-style resort amenities across 2.62 acres and sleeping up to 28 guests, Camp Sandy creates the perfect escape for family, friends, guests, reunions, and/or corporate events. Rents have been set below market at \$2500/day to keep the calendar full, so there's room to adjust rates based on seasonality and high-revenue holiday weekends. The cove front setting creates your own private, peaceful oasis on the water. The property conveys fully furnished for a turn-key experience with everything you could possibly want, so there's no need to leave the property. The owner can assist with STR management through the transition. No restrictions. Located outside the city limits, this location is 5 minutes to Four Points, the Oasis on Lake Travis and only 30 minutes to downtown Austin. Private boat ramp/day dock, workshop, pavilions, pool and spa, outdoor bar and kitchen, lakeside fire pit, hammocks,



pickleball and sand volleyball court,  
shuffleboard, treehouse, blue ribbon schools,  
towering oak trees, and more!

Built in 1979

**Essential Information**

MLS® #	7389032
Price	\$3,950,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	6,178
Acres	2.62
Year Built	1979
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	13401 Bullick Hollow Rd
Area	RN
Subdivision	None
City	Austin
County	Travis
State	TX
Zip Code	78726

**Amenities**

Utilities	Above Ground Utilities, Electricity Connected, Propane, Other, Phone Available
Features	See Remarks
Parking	Additional Parking, Asphalt, Door-Multi, Driveway, Garage, Common
# of Garages	2
View	Lake,Pool,TreesWoods,Water,Lake Travis
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront

**Interior**

Interior	Concrete, Laminate, Tile
Appliances	Built-In Electric Oven, Cooktop, Dryer, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Oven, Electric Range, Electric Water Heater, Free-Standing Electric Range, Disposal, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Refrigerator, Washer
Heating	Central, Electric, Zoned
# of Fireplaces	2
Fireplaces	Glass Doors, Great Room, Raised Hearth, Wood Burning
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Barbecue, Dock, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Playground, Private Entrance, Rain Gutters, Fire Pit, Basketball Court, Sport Court
Lot Description	Sloped Down, Landscaped, Native Plants, Steep Slope, Trees Large Size, Trees Medium Size, Views
Roof	Composition, Metal
Construction	Blown-In Insulation, HardiPlank Type, Concrete, Wood Siding
Foundation	Slab

## School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift

## Additional Information

Date Listed	August 7th, 2025
Days on Market	13

## Listing Details

Listing Agent	Richard Fowler
Listing Office	Compass RE Texas, LLC

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