

\$5,500,000 - 12811 River Bend, Austin

MLS® #3170557

\$5,500,000

6 Bedroom, 8.00 Bathroom, 6,000 sqft
Residential on 1.49 Acres

Baldwins Point Resub, Austin, TX

Fantastic opportunity on the shores of Lake Austin. This incredible 3 lot compound includes a main house, multiple cabins, an inspiring art studio, and a boathouse with 2 boat slips all under a canopy of mature pecan and live oak trees providing welcomed shade from the Texas heat. The rare property has an authentic Austin vibe with many possibilities and sits across the lake from preserve land. Perfect family compound or use for rental income. Charming main house features an open floor plan on the first level with elevator to the second level with 2 bedrooms and 2 full baths. Each of the four cabins have their own style, complete with kitchens, living spaces, bedrooms and bathrooms. Relax in the classic boathouse which also features a screened in porch perfect for napping lakeside. This one-of-a-kind property is not to be missed. Enjoy the lake life, but be just minutes from shopping, dining, entertainment and services.

Built in 1983

Essential Information

MLS® #	3170557
Price	\$5,500,000
Bedrooms	6
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	6,000



Acres	1.49
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	12811 River Bend
Area	RN
Subdivision	Baldwins Point Resub
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Cable Connected, Electricity Connected, Propane
Features	Park
Parking	Additional Parking, Carport, Garage, Gated, Off Street, Electric Vehicle Charging Station(s)
Garage Spaces	2
View	Hills, Lake, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

Interior

Interior	Tile, Wood
Appliances	Cooktop, Dishwasher, Exhaust Fan, Free-Standing Gas Range, Disposal
Heating	Electric, Propane
Fireplace	Yes
# of Fireplaces	7
Fireplaces	Living Room, Masonry, Outside, Stone, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Balcony, Lighting
Lot Description	Back Yard, Backs to Greenbelt/Park, Rolling Slope, Many Trees, Trees

	Large Size
Roof	Metal
Construction	Clapboard, Masonry, Stone
Foundation	Pillar/Post/Pier, Raised

School Information

District	Leander ISD
Elementary	River Ridge
Middle	Canyon Ridge
High	Vandegrift

Additional Information

Date Listed	March 2nd, 2023
Days on Market	90

Listing Details

Listing Office	Engel & Volkers Austin
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Property Listed by: Engel & Volkers Austin
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