

# \$449,990 - 6505 Madrone Tree Lane, Austin

MLS® #9487678

**\$449,990**

0 Bedroom, 0.00 Bathroom,  
Land on 0.95 Acres

Madrone Canyon, Austin, TX

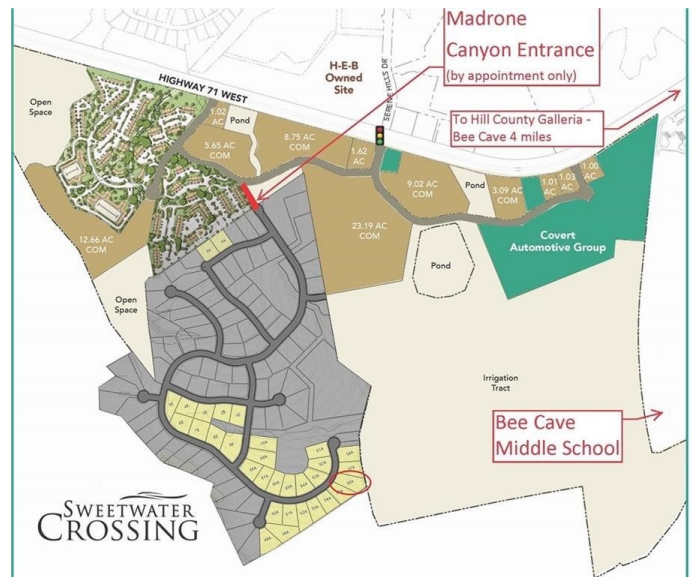
One of the largest remaining lots available in Madrone Canyon. Madrone Canyon is on track to be one of the preeminent luxury communities in the Bee Cave area. Please check the attachment for artistic renditions of the gated entrance, pavilion area and landscaping throughout the community. This lot is located in back of the neighborhood with very little traffic. The lot is relatively level with many mature trees. This property feeds into the awarding winning Lake Travis ISD. The dedicated builder for this lot is Eppright Homes. Please check attachments for additional information. To access disclosures and other details about this property, go to: <https://wkf.ms/3ERyvTh>



PROJECT NAME: MADRONE CANYON DATE: 07/01/2020 DRAWING: CONCEPTUAL DESIGN PACKAGE  
PAVILION PARK AREA PERSPECTIVE



16120 33RD RD RD 1411 W 8TH ST AUSTIN, TX 78703 WWW.SWEETWATERCROSSING.COM



## Essential Information

MLS® #	9487678
Price	\$449,990
Bathrooms	0.00
Acres	0.95
Type	Land
Sub-Type	Unimproved Land
Status	Active

## Community Information

Address	6505 Madrone Tree Lane
Area	LS
Subdivision	Madrone Canyon

City	Austin
County	Travis
State	TX
Zip Code	78738

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
Features	Community Mailbox, See Remarks, Trails/Paths
View	Hills, Trees/Woods
Waterfront	None

### **Exterior**

Lot Description	Many Trees, Private
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### **School Information**

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis

### **Additional Information**

Date Listed	July 27th, 2023
Days on Market	302

### **Listing Details**

Listing Office	Compass RE Texas, LLC
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