

# \$16,750,000 - 1603 Canyon View, West Lake Hills

MLS® #9659805

## \$16,750,000

5 Bedroom, 7.00 Bathroom, 8,353 sqft  
Residential on 0.82 Acres

Stonehedge Estates, West Lake Hills, TX

This refined and fully curated home is a development of Foursquare Builders, one of Austin's most awarded luxury construction firms has brought together a collaboration with System D Architecture and Laura Madden Designs. On par with world-class homes in the most chic cities, this spectacular modern residence is the embodiment of the new Austin. Capitalizing on a view worth millions, the home is sited at the top of West Lake Hills overlooking a verdant canyon, framing panoramic vistas of the evolving Austin skyline from the Capitol to downtown.

Designed for entertaining, the home combines ultra-luxury amenities and materials on every level. The sumptuous primary suite offers 180-degree downtown views through floor to ceiling windows, a serene marble-clad bath, his/her closets and laundry facilities. The main level courtyard is an entertainer's dream anchored by a vanished edge pool, spa, and lounge. Four guest bedroom suites enjoy a dedicated private kitchen and outdoor grill and on the first floor, a spacious billiards, game room, and lounge are complimented by a cocktail bar and screening room.

The gourmet kitchen offers top-of-the-line appliances and is complemented by a butler's pantry and temperature-controlled wine room. Rich white-oak floors and custom walnut cabinetry provide an organic grounding to open, airy spaces; multiple varieties of



marble and Italian tile are hand-selected to exude luxurious contemporary spaces throughout. A custom stone and plaster staircase lined with walnut paneling leads to an arresting panorama through floor-to-ceiling windows. Architectural lighting plus the finest hardware and plumbing fixtures add the final polished touches. For those who want a move-in-ready experience, an optional ultra-luxury furniture package has been curated by the design team to complement the architectural and interior design elements.

Built in 2023

### Essential Information

MLS® #	9659805
Price	\$16,750,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	8,353
Acres	0.82
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	1603 Canyon View
Area	8E
Subdivision	Stonehedge Estates
City	West Lake Hills
County	Travis
State	TX
Zip Code	78746

### Amenities

Utilities	Electricity Connected, Propane, Water Connected
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Features	None
Parking	Attached, Garage, Garage Door Opener, Garage Faces Side
Garage Spaces	3
Garages	Garage Door Opener
View	City, Hills
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Gas Range, Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Disposal, Ice Maker, Stainless Steel Appliance(s), Tankless Water Heater, Warming Drawer
Heating	Central, Heat Pump
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room
Stories	Three Or More

### **Exterior**

Exterior Features	Balcony, Lighting, Outdoor Grill, Fire Pit
Lot Description	Cul-De-Sac, Sloped Down, Private, Sprinklers In Ground, Trees Medium Size, Views
Roof	Membrane
Construction	Brick, Cedar, Glass, Concrete, Spray Foam Insulation, Stucco
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake

### **Additional Information**

Date Listed	August 12th, 2022
Days on Market	411

### **Listing Details**

Listing Office	Kuper Sotheby's Intl Rlty
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Property Listed by: Kuper Sotheby's Intl Rlty  
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