

\$1,850,000 - 1604 Cliffwood Drive, Austin

MLS® #1902590

\$1,850,000

3 Bedroom, 3.00 Bathroom, 2,202 sqft

Residential on 0.32 Acres

Aqua Monte, Austin, TX

Uniquely perched above Lake Austin, this home exudes warmth and charm with ample outdoor space and a tremendously sized pool and surround. Intentionally setback on the lot to maximize lake views, the fenced in front-yard makes for great green space and adds to the privacy from the street. The inviting entry door leads to an open living room with an abundance of natural light. Light flooring and designer details throughout the home enhance each space. The updated kitchen leads to a thoughtful beverage station and is the perfect transition to storage, laundry and a powder bath. Upstairs boasts three bedrooms, two bathrooms and a sizable flex space / room for entertaining. Spanning the rear of the home, the upstairs balcony is the perfect escape to the outdoors overlooking Lake Austin and the refreshing pool. Behind the 1-car garage, there is a bonus air-conditioned room separate from the house to be used to your liking, with close proximity to the pool. Conveniently located to the Lake Hills Community Association, as a resident you have the potential to join the association to enjoy the lakeside park, swimming pool, boat ramp / docks and a roped beach area.

Built in 1989

Essential Information

MLS® #	1902590
Price	\$1,850,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,202
Acres	0.32
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1604 Cliffwood Drive
Area	8W
Subdivision	Aqua Monte
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Cable Connected, Electricity Connected
Features	See Remarks
Parking	Garage Faces Front
Garage Spaces	1
View	Lake, Trees/Woods, Water
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Vinyl
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Disposal, Gas Range, Range Hood
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Front Yard, Gentle Sloping, Private, Trees Medium Size
Roof	Composition
Construction	Stucco
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	July 23rd, 2025
Days on Market	121

Listing Details

Listing Office	Team West Real Estate LLC
----------------	---------------------------

Property Listed by: Team West Real Estate LLCListings courtesy of Unlock MLS as distributed by MLS GRIDBased on information submitted to the MLS GRID as of November 21st, 2025 at 4:46am. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: [INSERT BROKER NAME]The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 21st, 2025 at 4:46am CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.