

MLS® #2342386

5 Bedroom, 6.00 Bathroom, 5,521 sqft  
Residential on 0.95 Acres

One of the largest remaining lots available in Madrone Canyon. This lot is builder controlled by Eppright Homes. The current owner has plans for the home you see in the photos. The lot is available to be purchased on its own and from there the buyer could design their own plan in Eppright Homes.

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.

Built in 2023

## Essential Information

MLS® #	2342386
Price	\$3,500,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,521
Acres	0.95



Neighborhood	S.F.	Ratio
Main Floor Heated	2027	20
Upstairs Floor Heated	1194	0
Total Heated	3621	20
Garage and Etn Room (Garage is Main Floor Exterior Covered)	1075	16
Upstairs Floor Exterior Covered	93	
Total Rooms	3810	
Slab Footage	5726	
Roof	5726	
Costs (not included in costs of above)	255	

Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
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
Parking	Door-Multi, Garage, Garage Door Opener, Garage Faces Side
Garage Spaces	3
Garages	Garage Door Opener
View	Hills, Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	See Remarks
Appliances	See Remarks
Heating	See Remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Many Trees, Private
Roof	Metal
Construction	Stone, Stucco

Foundation                      Slab

**School Information**

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

**Additional Information**

Date Listed                      July 18th, 2023  
Days on Market                      304

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