

\$2,450,000 - 3601 Moon River Road, Austin

MLS® #4699585

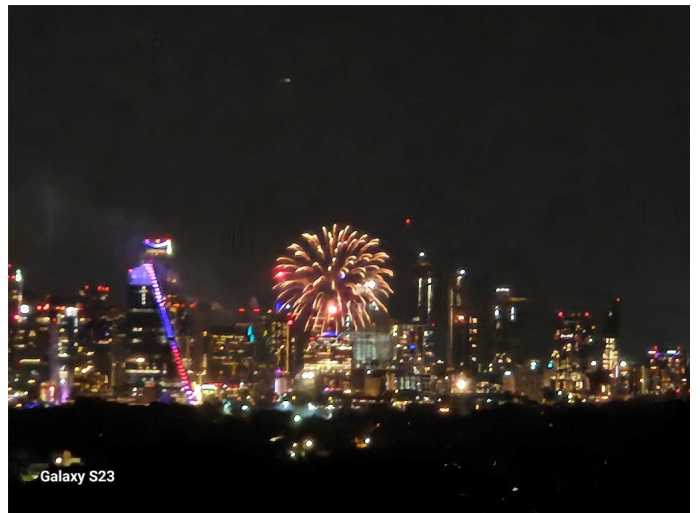
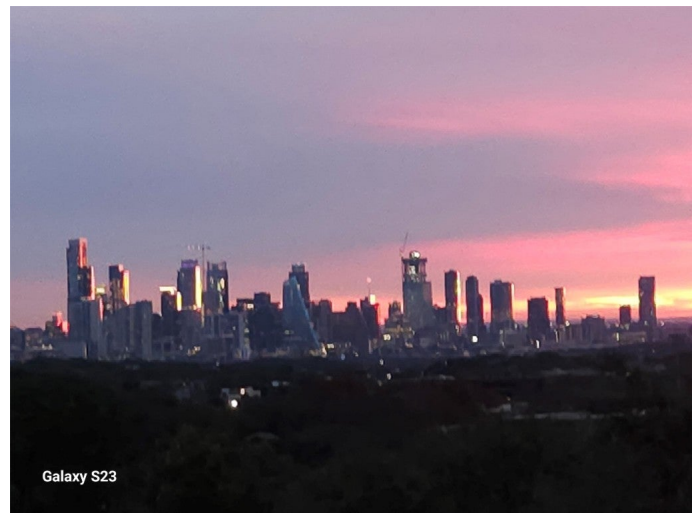
\$2,450,000

4 Bedroom, 4.00 Bathroom, 3,263 sqft

Residential on 0.43 Acres

Rolling Hills West, Austin, TX

Set on a remarkably private, wooded .43-acre lot outside the Austin city limits, this Westlake retreat offers a rare blend of seclusion, convenience, and exceptional value—including a low 1.4703 tax rate and HOA dues of just \$250/year. Located in one of Austin's most coveted enclaves and walkable to Westlake High School, the property feels worlds away while remaining minutes from the best of Westlake and downtown. A dramatic atrium-style entry—framed by marble walls, wood-beamed ceilings, and an expansive wall of glass—creates a striking first impression and sets the tone for the home's refined, retreat-like atmosphere. Thoughtful architectural details, natural textures, and carefully selected finishes define each space. The main level features a sleek, integrated kitchen and family room designed for effortless entertaining and everyday living. A sunlit breakfast nook with cathedral ceilings provides a peaceful start to the day, while a hidden walk-in pantry behind a leaded-glass door adds charm and function. Two secondary bedrooms and a full bath occupy their own wing, offering privacy and comfort. Multiple access points connect to the pool, stone pathways, and a lush, usable yard. Upstairs, the generous primary suite feels like a private treehouse, complete with a wraparound deck, expansive bath, and flexible layout. A large secondary living area anchored by a gas fireplace offers space for media, play, or work.



The third level features a full guest suite with its own living room, fireplace, office, and private sun deck—each space capturing sweeping views of downtown Austin. Distinctive, serene, and superbly located, 3601 Moon River Road presents a rare opportunity to live expansively in the heart of Westlake.

Built in 1981

Essential Information

MLS® #	4699585
Price	\$2,450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,263
Acres	0.43
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	3601 Moon River Road
Area	8E
Subdivision	Rolling Hills West
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area
Parking	Attached, Garage
Garage Spaces	2

View	Trees/Woods, City
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Built-In Gas Oven, Gas Cooktop
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log, Living Room, Gas Starter, Recreation Room
Stories	Three Or More

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters, Balcony, Exterior Steps, Outdoor Grill
Lot Description	Landscaped, Sprinklers Automatic, Views, Interior Lot, Many Trees, Private
Roof	Composition, Shingle
Construction	Brick, Vertical Siding
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Cedar Creek (Eanes ISD)
Middle	Hill Country
High	Westlake

Additional Information

Date Listed	June 21st, 2025
Days on Market	153

Listing Details

Listing Office	Compass RE Texas, LLC
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