



## 3 EHRlich

Austin

Charming 4,200 square-foot southern colonial style home on a large 1.3-acre lot in the gated Rob Roy community. This home boasts 4bd, 3.5bth, 3 living, 2 dining, study, game room, spacious gourmet kitchen with granite, Sub-Zero fridge, and large master suite with spa bath. Loaded with fine details, such as travertine surfaces, Oak hardwood floors, exquisite crown molding, wainscoting and recessed lighting. The outdoors offer a spacious covered patio, ideal for entertaining, with a pool and hot tub, and a large back yard with children's playscape. Backs to greenbelt. Eanes ISD, not in MLS.

**\$1,395,000**

[http://turnquistpartners.com/properties/details/269633-3\\_ehrlich\\_austin\\_tx\\_78746](http://turnquistpartners.com/properties/details/269633-3_ehrlich_austin_tx_78746)



Property ID #:	3 Erhlich	Area	Austin, Westlake Hills, West/Westlake
Type:		Fees:	
Living Area:	3	Taxes:	11465
Lot Size:	1.3	County:	Travis
Bedrooms:	4	School District:	Eanes Isd
Full Baths:	3	Floors:	2
Partial Baths:	1	Year Built:	1991
Garage Capacity:	4204		



For more information on the property, please contact

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