



## **11515 WARBLER LEDGE**

**Austin**

Reduced \$300,000. RARE ESTATE PROPERTY THAT CAN BE A SINGLE STORY W/4 BEDROOMS & SEPARATE GUEST AREA UP W/2 BEDROOMS & kitchenette. 4+ acres backing to Barton Creek Preserve w/200' Barton Creek frontage. Located behind Spanish Oaks & double gated. Secluded, private, yet close-in. LCRA water & private deep well. Private HOA park on Barton Creek. Remodeled throughout including new LARGE GOURMET KITCHEN, baths, master suite & bath. Thermador appliances, limestone counters, Carrara marble, new stone & wood floors.

**\$1,295,000**

[http://turnquistpartners.com/properties/details/299664-11515\\_warbler\\_ledge\\_austin\\_tx\\_78738\\_6007](http://turnquistpartners.com/properties/details/299664-11515_warbler_ledge_austin_tx_78738_6007)



Property ID #:	7370249	Area	Austin, Lakeway, City of Bee Cave
Type:	Single Family	Fees:	associate: 850
Living Area:	5,730	Taxes:	
Lot Size:	4.2	County:	Travis
Bedrooms:	6	School District:	Lake Travis Isd
Full Baths:	4	Floors:	2
Partial Baths:	0	Year Built:	2004
Garage Capacity:			



For more information on the property, please contact

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