

PROPERTY PROFILE

604 BEARDSLEY LN
WEST LAKE HILLS, TX



DARIN WALKER
REALTOR, Luxury League

512.560.7633
darin@moreland.com
darinwalkeraustin.com





604 BEARDSLEY LN

PRIVATEROBYSTATE.COM

Sophisticated resort-style property on 2.29 gated, private acres in Rob Roy on the Creek. This rare one-story estate home overlooks hill country views of Barton Creek through a landscape dotted with mature oak trees, tropical bananas, and stately palms. Revel in your surroundings as you bask in the resort-like pool, covered bar and outdoor kitchen overlooking a lush green lawn and the wilderness below; light the evenings with fire bowls flanking the pool. Extensively remodeled in 2020, the interior is a sleek, glamorous counterpart to the stunning views framed by blackened steel windows and doors. Throughout, you will find exquisite materials and striking accents combining to convey style and quality. Bookended by striking herringbone tile fireplaces on each end and the gorgeous gourmet kitchen, the expansive main living area opens directly out to the terrace, exponentially expanding living and entertaining space. Host a wine-tasting event with bottles pulled from the glass-enclosed wine cellar or movie night in the game room which enjoys its own mirror-and-brass bar. The refined primary suite enjoys a wall of windows looking out over the backyard greenery and a sleek, marble bath in which to prepare for the day. Architectural plans for a secondary 5th bedroom, 1100 square-foot primary suite with striking views offer tremendous value and room to expand the transitional floorplan.

PROPERTY FEATURES

HOME SPECIFICATIONS

- Year Built: 1994
- Full Remodel 2020
- Acres: 2.29
- 4 Bedrooms / 4 Full Baths / 1 Half Bath / 3 Living / 2 Dining
- Office / Wet Bar / Game/Media Room / 3 Car Garage / Gated Drive
- Pool & Spa w/ Fire Bowls / Outdoor Kitchen / 5,639 sqft
- Optional 5th Bedroom Primary Suite Addition 1,100 sqft

KITCHEN SPECIFICATIONS

- Gourmet Kitchen with Center Island
- Decor Refrigerator
- Pot Filler
- Decor Gas Range
- Decor Double Oven
- Two Decor Dishwashers
- Decor Microwave
- Walk-in Pantry

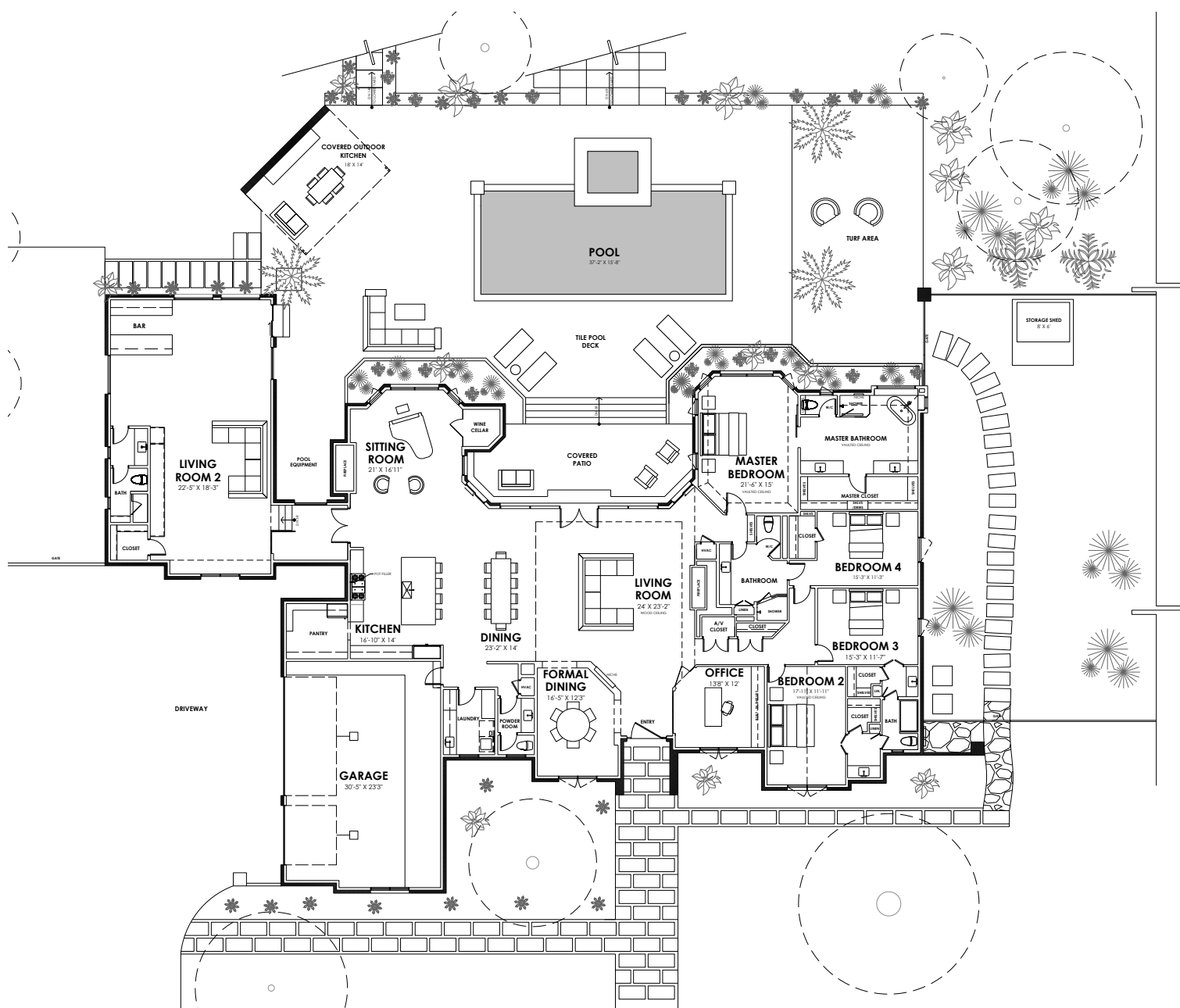
2020 REMODEL

- Down to the studs remodel
- Lutron control throughout
- Speakers throughout (HEOS control)
- All window/door package
- New gate arms/controls
- Fill irrigation and landscaping package w/ app-controlled watering system
- Completely new pool and deck
- All 3 HVAC's replaced
- New garage doors

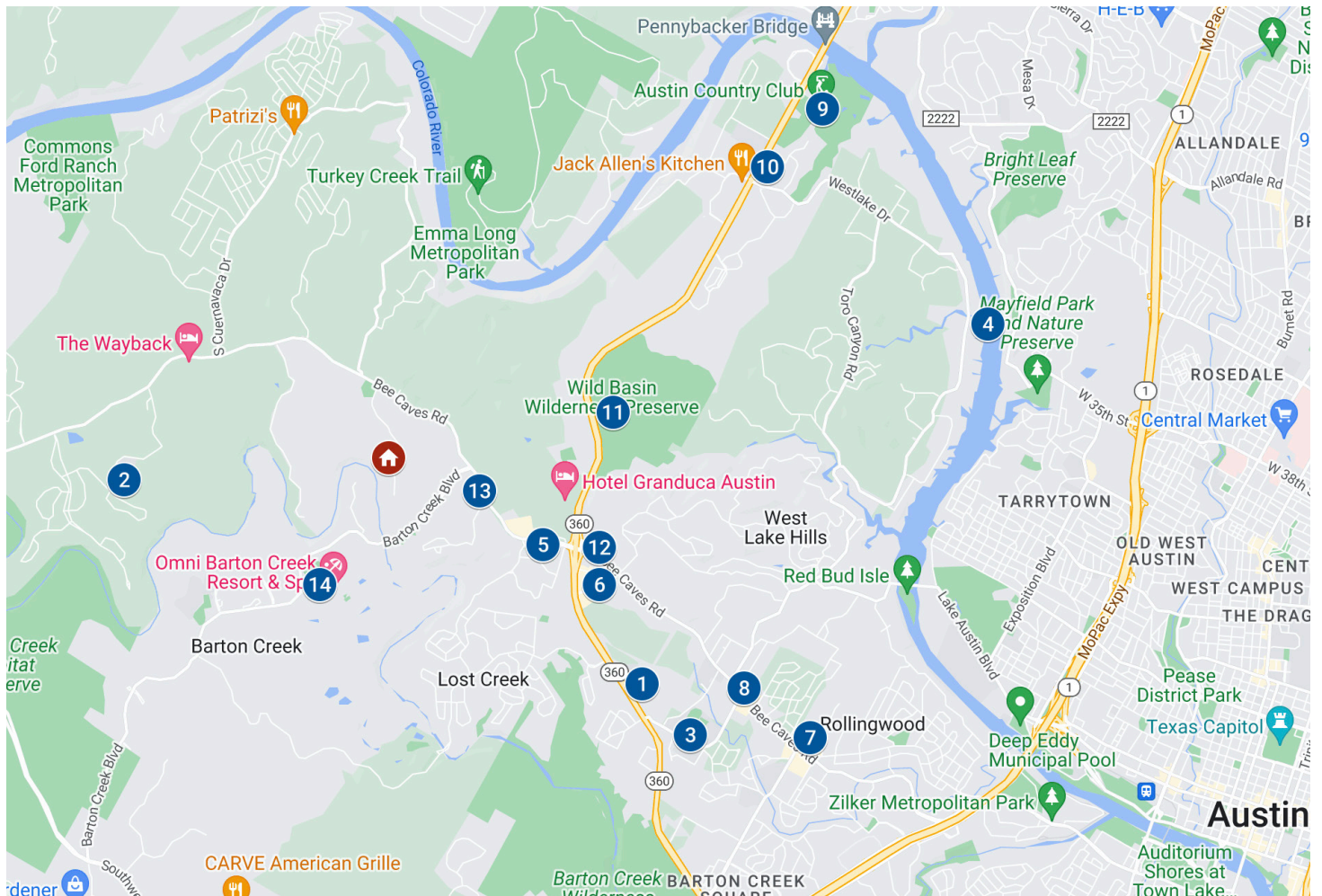
AMENITIES

- Media/Game Room
- Wine Room
- Wet Bar w/ Refrigerator & Dishwasher
- Fireplace
 - Living Room
 - Dining Room
- Outdoor Kitchen
 - Gas Grill
 - Refrigerator
 - Covered Seating Area
- Turfed Lounge Area
- Fully Fenced Backyard
- Private Sprawling Backyard
- Gated Entry
- Resort Style Pool/Spa w/ Fire Bowls
- Expansive Outdoor Living Spaces
- Three Car Garage
- Easy walk down to Barton Creek from the back yard

FLOOR PLAN



NEIGHBORHOOD LOCATION MAP



1. Forest Trail Elementary School
2. West Ridge Middle School
3. Westlake High School
4. Lake Austin
5. The Grove Wine Bar & Kitchen
6. HEB
7. Randalls
8. Texas Honey Ham Company
9. Austin Country Club
10. Davenport Village
11. Wild Basin Wilderness Preserve
12. The Hospital at Westlake Medical Center
13. Hill Country Animal Hospital
14. Barton Creek Country Club