PROPERTY PROFILE

511 BEARDSLEY LANE

BARTON CREEK, TX

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511 BEARDSLEY LANE

BEARDSLEYLANEREMODEL.COM

Convenient, Remodeled, And Move-In Ready

Located along picturesque Beardsley lane in Rob Roy on the Creek, this beautifully remodeled family home offers the perfect opportunity to live in the Westlake area with quick access to Eanes schools, area shopping, and the Omni Barton Creek Resort. Extensively redesigned with timeless interior finishes and built in's throughout, the traditional floorplan provides formal dining with two living rooms joined by a double-sided fireplace, a sidebar for wine or cocktails, and a gourmet kitchen clad in Carrera marble. The upstairs includes a sumptuous master suite at one end of the home, and includes three additional bedrooms, two full bathrooms, an optional study or 5th bedroom, and laundry facilities.

The backyard-covered patio offers the perfect vantage point to enjoy the breezes and sunset views. A custom-built outdoor grill and wisteria-covered pergola flank a sparkling resort-style pool, spa, and outdoor living and dining spaces to provide the ultimate outdoor living experience. The 1.25-acre lot includes trails leading into the canyon below. Beautifully landscaped, gardens wrap the exterior of the home leading to an expansive front yard space perfect for kid's activities.

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PROPERTY FEATURES

HOME SPECIFICATIONS

- Year Built: 1994
- Acres: 1.28
- 5 Bedrooms / 3 Full Baths and 1 Half Bath / 2 Living / 2 Dining
- Heated Pool w/ Spa Waterfall / 3 Car Garage / 3,089 sqft
- Hill Country Views
- Remodeled 2015 - 2022

KITCHEN SPECIFICATIONS

- Gourmet Kitchen
- Kitchen Aid Refrigerator
- Electric Cooktop w/ Pot Filler
- Farmhouse Sink w/ Inta-Hot Tap
- Marble Countertops
- Dry Bar w/ Upper and Lower Cabinets

HOME IMPROVEMENTS

2015
- Engineered Wood Floors Installed
- Safety Fence

2016
- First Floor HVAC Replaced
- New Filter and Heater

2017
- Jack and Jill Bathroom Remodel
- Marble Countertops in Bathrooms
- Full Kitchen Remodel
- Fireplace Remodel
- Second Floor HVAC Replaced

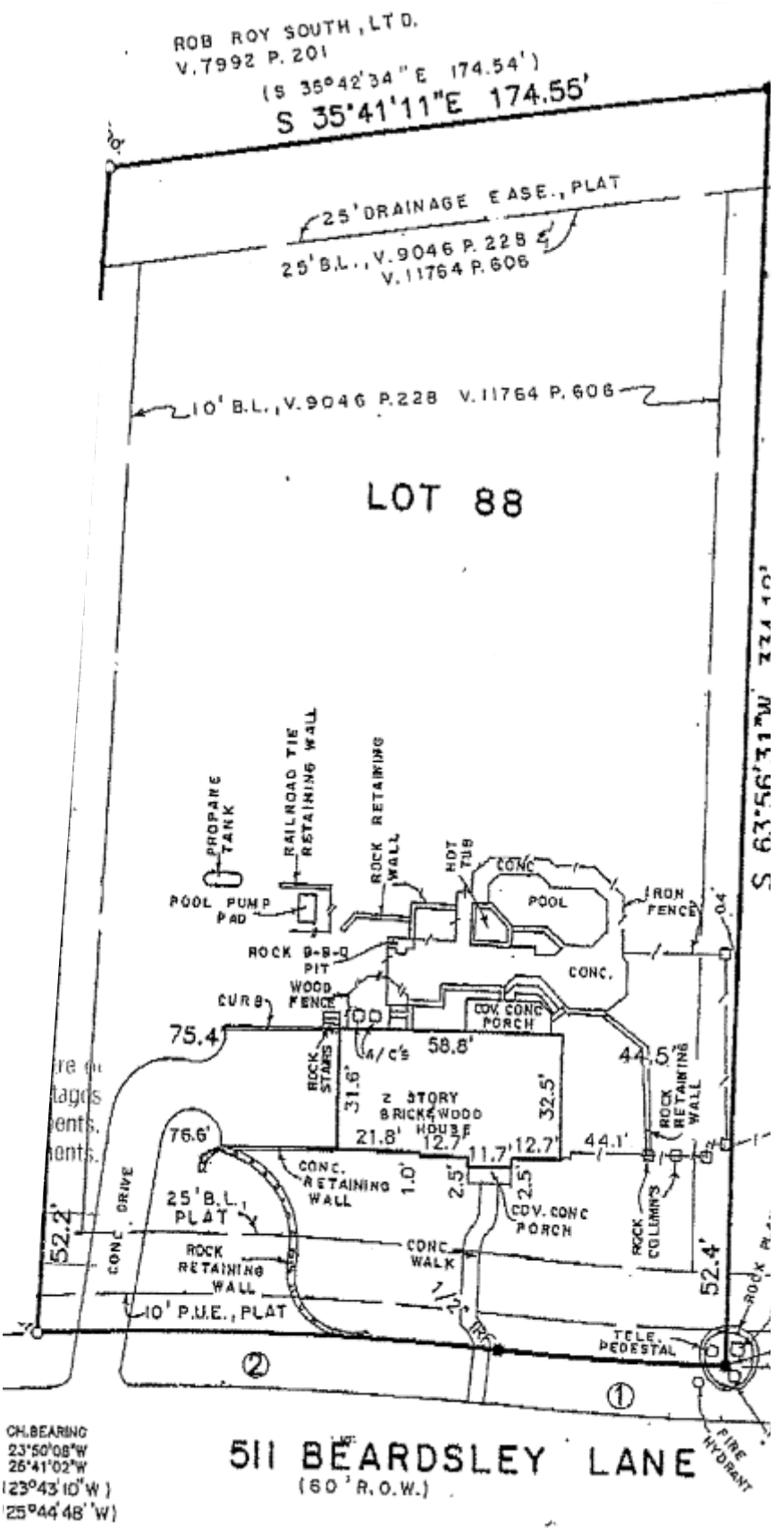
2019
- New Filter Pump

2020
- Primary Bathroom Remodel
- Exterior Paint

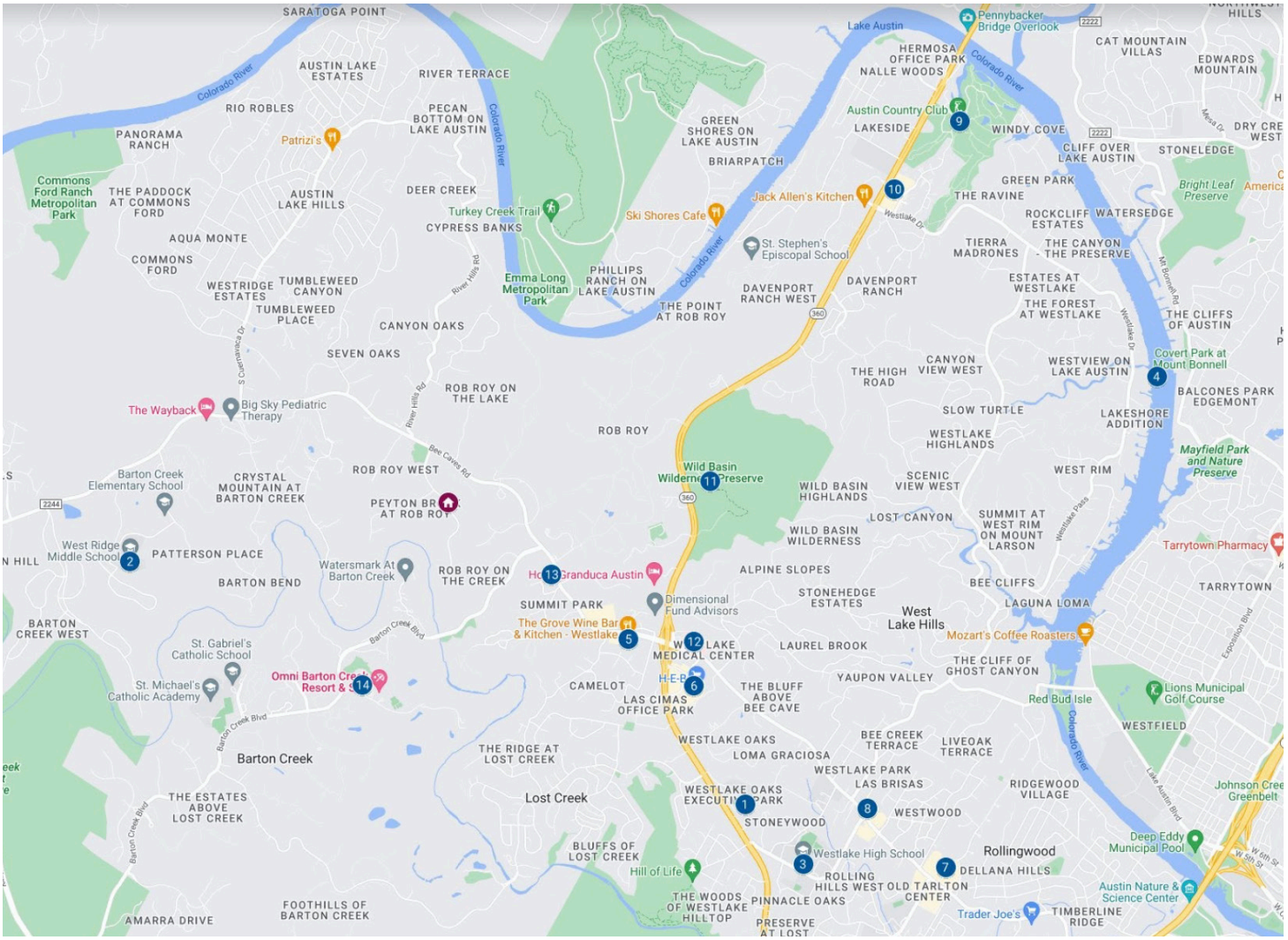
2021
- Custom Murphy Bed in Secondary Bedroom
- Custom Bookcases in Office/Secondary Bedroom
- New Polaris

2022
- Custom Bookcases in Primary Bedroom
- Outdoor Kitchen and Grill Remodel
- Fence Around Pool Equipment Replaced

SURVEY


ROB ROY SOUTH, LTD.
V.7992 P.201
(S 35°42'34" E 174.54')
S 35°41'11"E 174.55'
25' DRAINAGE EASE., PLAT
25' B.L., V.9046 P.228
V.11764 P.606
10' B.L., V.9046 P.228 V.11764 P.606
LOT 88
PROPANE TANK
RAILROAD TIE RETAINING WALL
ROCK RETAINING WALL
HOT TUB
CONC.
POOL
IRON FENCE
POOL PUMP PAD
ROCK B-B-Q PIT
WOOD FENCE
CURB
CONC.
COV. CONC PORCH
75.4
58.8'
44.5'
A/C's
ROCK STAIRS
31.6'
2 STORY BRICK & WOOD HOUSE
32.5'
ROCK RETAINING WALL
76.6'
21.8'
12.7'
11.7'
12.7'
44.1'
CONC. RETAINING WALL
1.0'
2.5'
2.5'
COV. CONC PORCH
ROCK COLUMNS
DRIVE
25' B.L., PLAT
52.2'
CONC.
ROCK RETAINING WALL
CONC. WALK
52.4'
10' P.U.E., PLAT
TELE. PEDESTAL
FIRE HYDRANT
CH.BEARING
23°50'08"W
25°41'02"W
(23°43'10"W)
(25°44'48"W)
511 BEARDSLEY LANE
(60' R.O.W.)

NEIGHBORHOOD LOCATION MAP



1. Forest Trail Elementary School
2. West Ridge Middle Schooll
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