

PROPERTY PROFILE

6505 WEST COURTYARD

AUSTIN, TX 78730



Darin Walker
Luxury Real Estate Advisor



512.560.7633 | darin@moreland.com
darinwalkeraustin.com





Austin's Greatest Views Await

AUSTINSGREATESTVIEWS.COM

Positioned at the top of Shepherd Mountain with astonishing unobstructed views of Lake Austin, downtown Austin and the surrounding landscape, this Mediterranean-style home is a one-of-a-kind setting for a luxurious, romantic lifestyle. Impeccably maintained by the original owner, the home features refined finishes and custom touches throughout. As you drive through the gates and step inside, you'll discover three ensuite bedrooms and soaring 20-foot-plus ceilings on the first floor, providing ample space for gracious living. Abundant windows offer natural light and showstopping views, with a main living area that opens up to the patio for seamless indoor-outdoor entertaining. From the patio and infinity pool, take in 180-degree panoramic vistas of Lake Austin, the Pennybacker Bridge and the lush Austin Country Club golf course, with the city just beyond. The main level also features a gourmet kitchen with ample storage, coffee bar and large walk-in pantry, a dining room with sunlit ambience, and a traditional study with rich wood trim and large windows to look out over the scenery. Ascend the elegant spiral staircase to the second level, where the primary suite offers 900-plus square feet of luxury. The primary suite has been designed to prioritize the far-reaching views, and includes a fireplace and sitting area, two large walk-in closets, a coffee bar with refrigerator, and a primary bathroom clad in hand-cut Italian tile.

This exceptional residence offers an enticing alternative to the forthcoming Four Seasons on Lake Austin, presenting unparalleled views without the wait. With easy access to Loop 360, adventure through Austin is just moments away. Don't miss this opportunity to embrace a truly extraordinary lifestyle in one of Austin's most iconic locations.



PROPERTY PROFILE

HOME SPECIFICATIONS

- Built In 1999
- 4,407 SF Living
- .42 Acre Lot
- 4 Beds | 4.5 Baths | Study | 2 Living | 2 Dining | 3 Car Garage
- Downtown, Lake Austin, Panoramic Views
- Exterior Living/Dining Area
- Fireplace
- Formal Dining
- Gourmet Kitchen w/ Breakfast Area
- Hill Country and Sunset Views
- Living Room Fire Place
- Negative Edge Pool
- Resort Style Heated Pool/Spa

AMENITIES

- Chamberlain Elite Commercial Front Gate
- Sub-Zero Refrigerator & Freezer
- Viking Ovens
- Infinity Edge pool
- U-Line Outdoor Refrigerator
- Hoshizaki Outdoor Ice Maker



PROPERTY FEATURES

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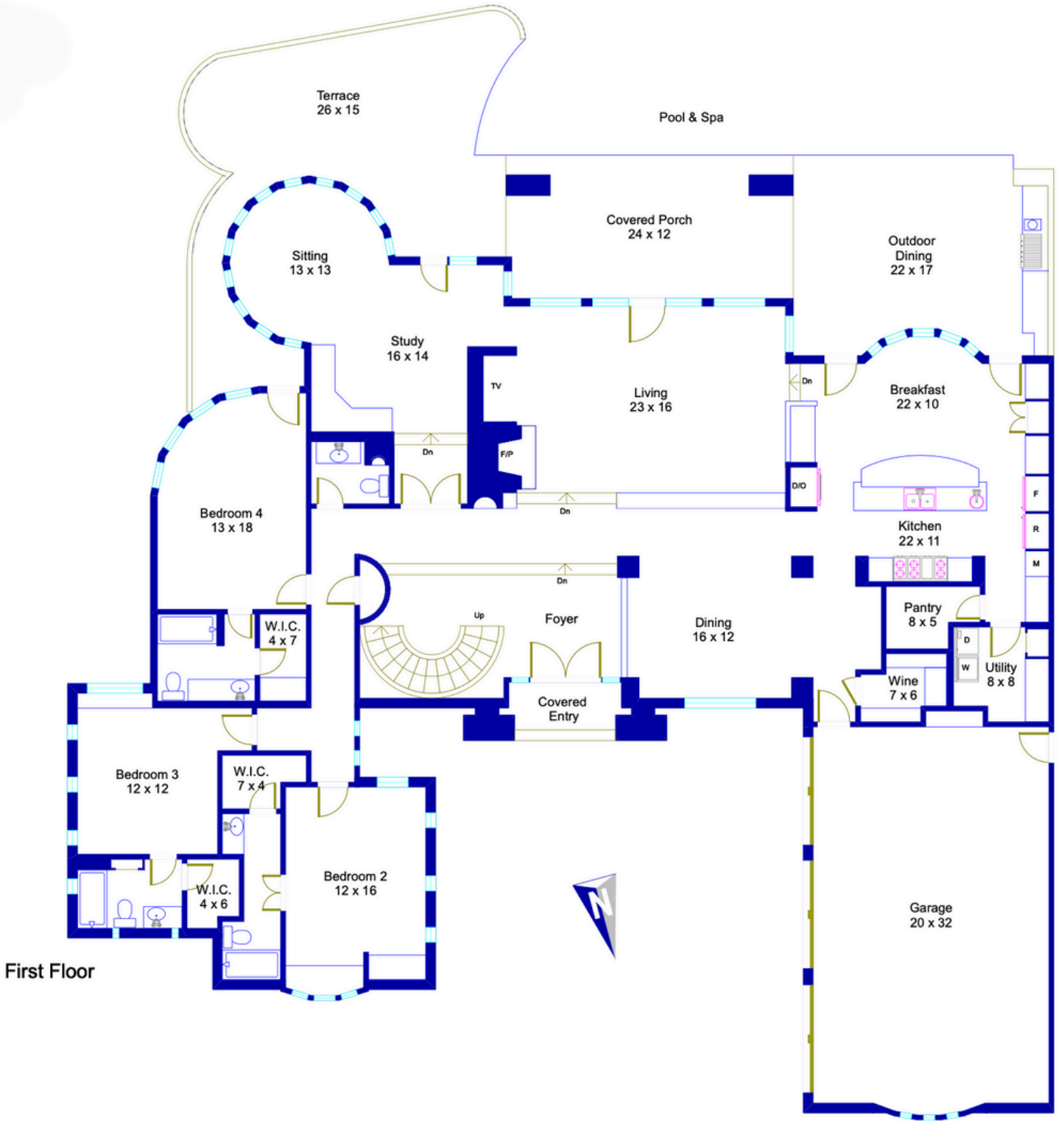


IMPROVEMENTS

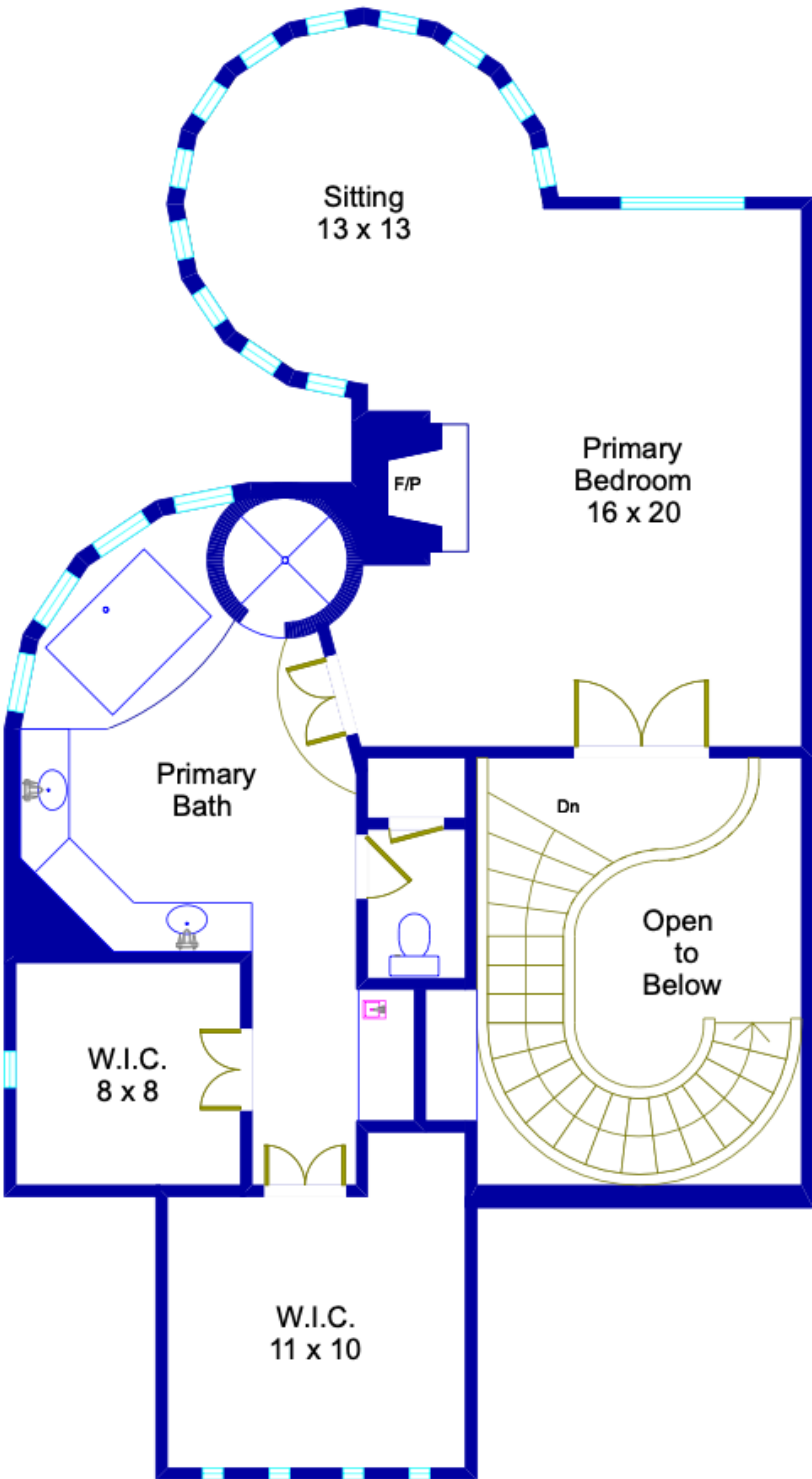
- New MD Air Master Central Vacuum System, 2016
 - 12-year warranty - Clean Home Solutions
- 2 New 50-gallon Hot Water Heaters, 2021
 - Rooter-man Plumbing
- Sub-Zero Refrigerator and Freezer
 - Fridge, replaced controller board & temp. sensor, 2024
 - Freezer, replaced filter dryer, evaporator coil, water filter, added freon, 2023
- Viking Ovens
 - 4 New Igniters and safety valve, 2023 - ABA Appliance
- HVAC (3)
 - Stan's Heating & Air, 2012 - 6 month maintenance check ups.
- Roof
 - Mark Gault repairs 2016, 2019
- Hoshizaki Outdoor Ice Maker
 - New circulation pump, 2022 - ABA Appliance
 - Replaced water valve, 2024 - Atlas Appliance
- New U-Line Outdoor Refrigerator, 2016
- Chamberlain Elite Commercial Front Gate
 - Replaced controller board, 2017 - Capitol Fence
- Pool
 - Replastered pool and re-tiled negative edge
 - upgraded floor cleaner system, other, 2015
 - 2 boxes extra tiles in garage
 - iAquaLink controller, 2023
- Backflow Prevention Equipment (RPZ)
 - Requires annual testing and filing with COA by March 31
 - ABC, 1st Fire Safety test, prepare and files report directly with COA, COA sends reminder letter
- New front yard sod
 - replaced 6 sprinkler heads with nozzles, 2023 - Paul's Lawn and Landscape



FLOOR PLAN



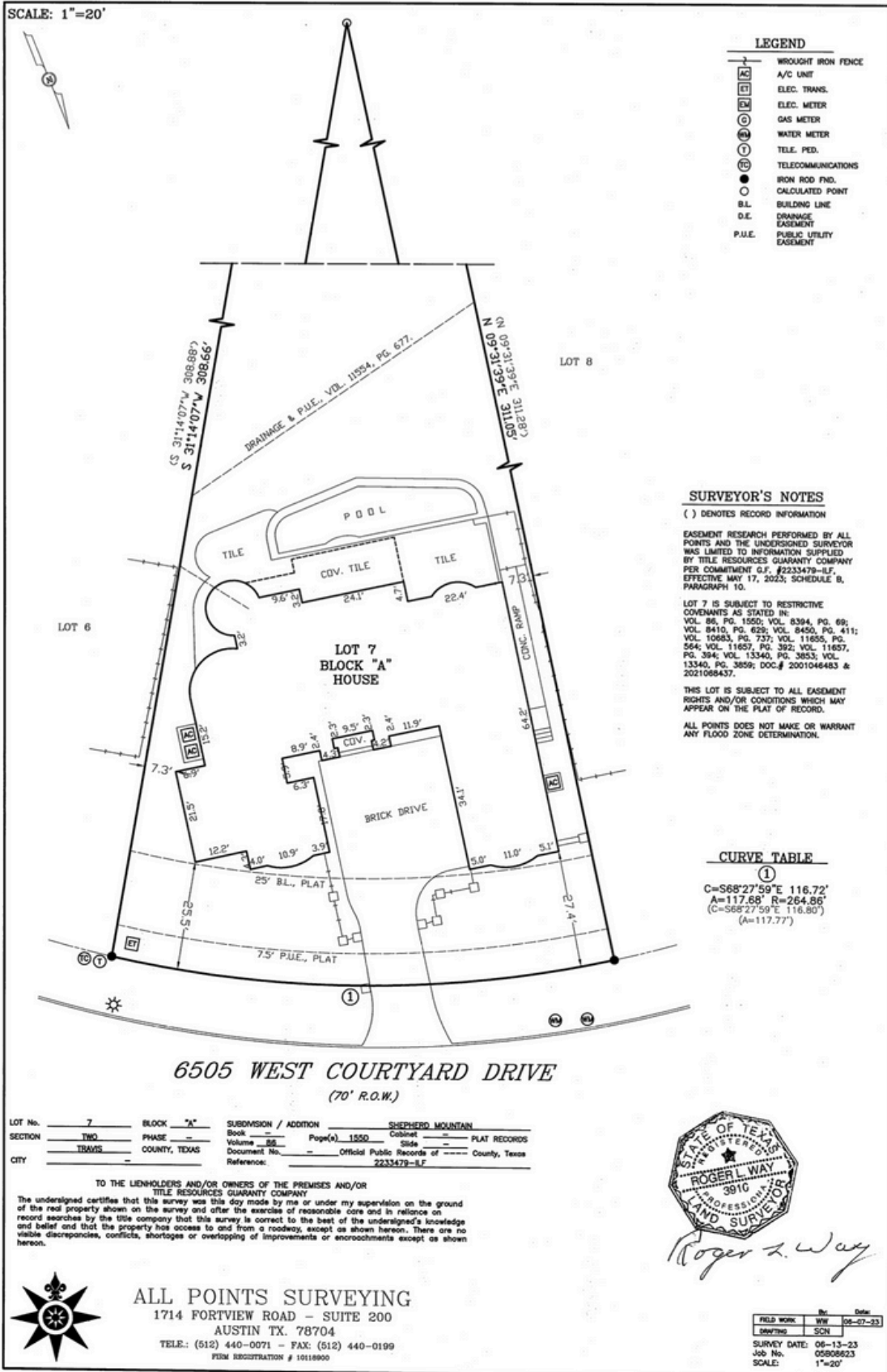
FLOOR PLAN



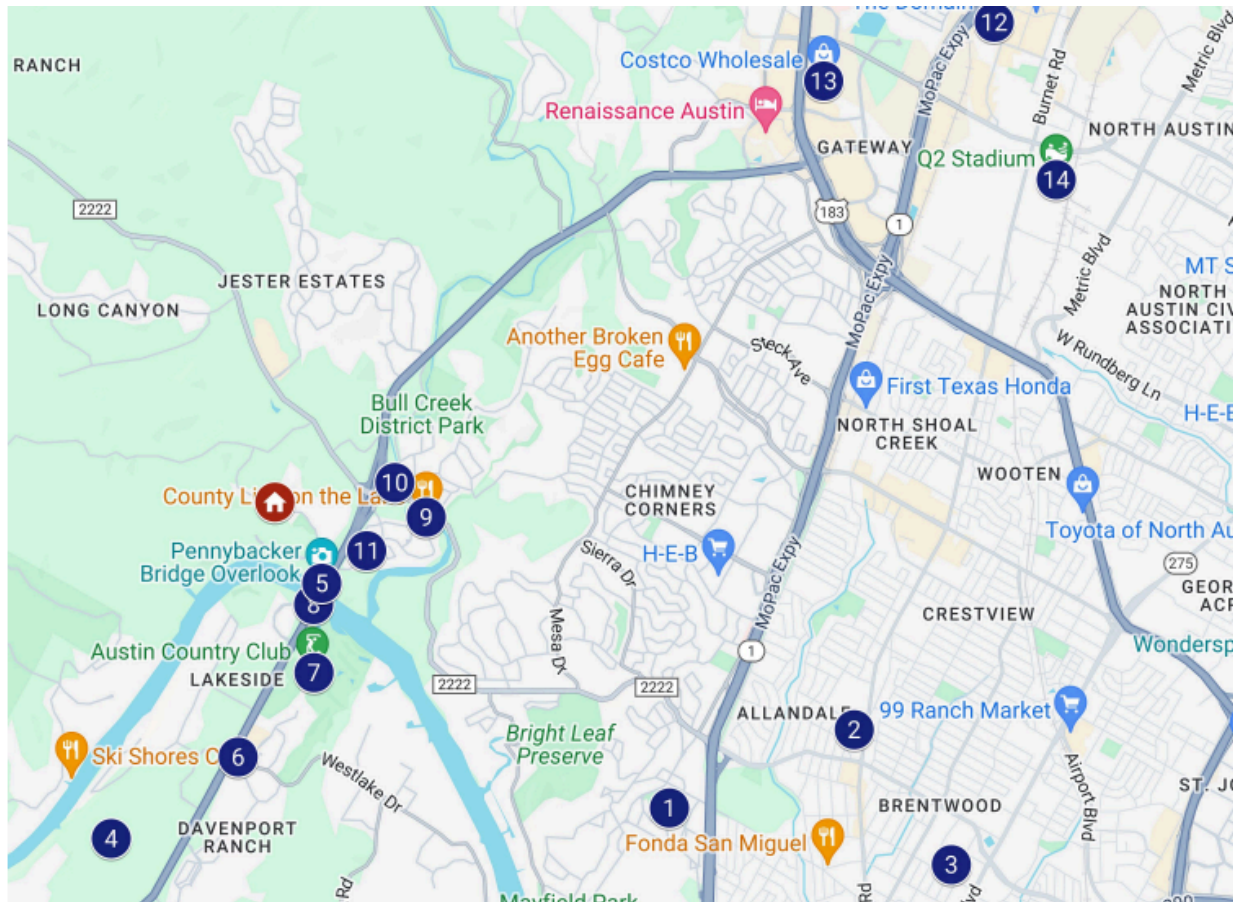
Second Floor



SURVEY



NEIGHBORHOOD LOCATION MAP



POINTS OF INTEREST

1. Highland Park Elementary School
2. Lamar Middle School
3. McCallum High School
4. Saint Stephens School
5. Pennybacker Bridge Overlook
6. Westlake Wine Bar
7. Austin Country Club
8. Loop 360 Boat Ramp
9. County Line on the Lake
10. Siena Restaurant
11. The Courtyard Tennis & Swim Club
12. The Domain
13. Costco
14. Q2 Stadium

