



Coldwell Banker United

15760 Hamilton Pool Rd

Austin, TX 78738

\$1,995,000

- 20.4 Acres
- 3Bed/4Bath
- 4,258 sq ft
- Custom Home with Open Floor Plan
- Gated Access off Hamilton Pool Rd
- Landscaped Estate, Courtyard with Koi Pond, Outdoor Living and Outdoor Kitchen
- Fully Fenced
- 2 Barns, Fenced Area for Livestock
- Private Pond
- Lake Travis ISD



MLS# 2958997 | Travis County

This gated luxury estate is located off of Hamilton Pool Rd. Less than 2 miles west of Hwy 71, it is nearby to Hill Country Galleria, and has great access to Westlake via Bee Cave Rd. It features a beautiful 4,258 sq ft custom home complimented by towering oak trees and gently rolling hills that are horse-friendly. The home has a stellar courtyard within, as well as koi pond and lush landscaping, and a large outdoor kitchen. In fact, there is a surplus of outdoor living, with multiple outdoor patios and balconies. The master suite is situated on the main level and is very sizable. It also offers its own cozy screened in porch, looking out to Hill Country. Views are present from every room in the house. The main living room opens to the gourmet kitchen, with access from the courtyard and garden area. A private 2nd level office has steps that go up to the turret in the center of the property. A deck area on the top of the turret has views that extend for miles and is a great place to relax and take in the sunset.

There are multiple outbuildings and barns on the property, as well as fencing suitable for livestock. A seasonal pond is present as you drive into the property from Hamilton Pool Rd. This is an ideal scenario for single family estate, family compound/guest homes, or equestrian lovers.



Dave Murray, Broker, REALTOR®

DMTX Realty

Coldwell Banker United

Phone: 512-751-6060

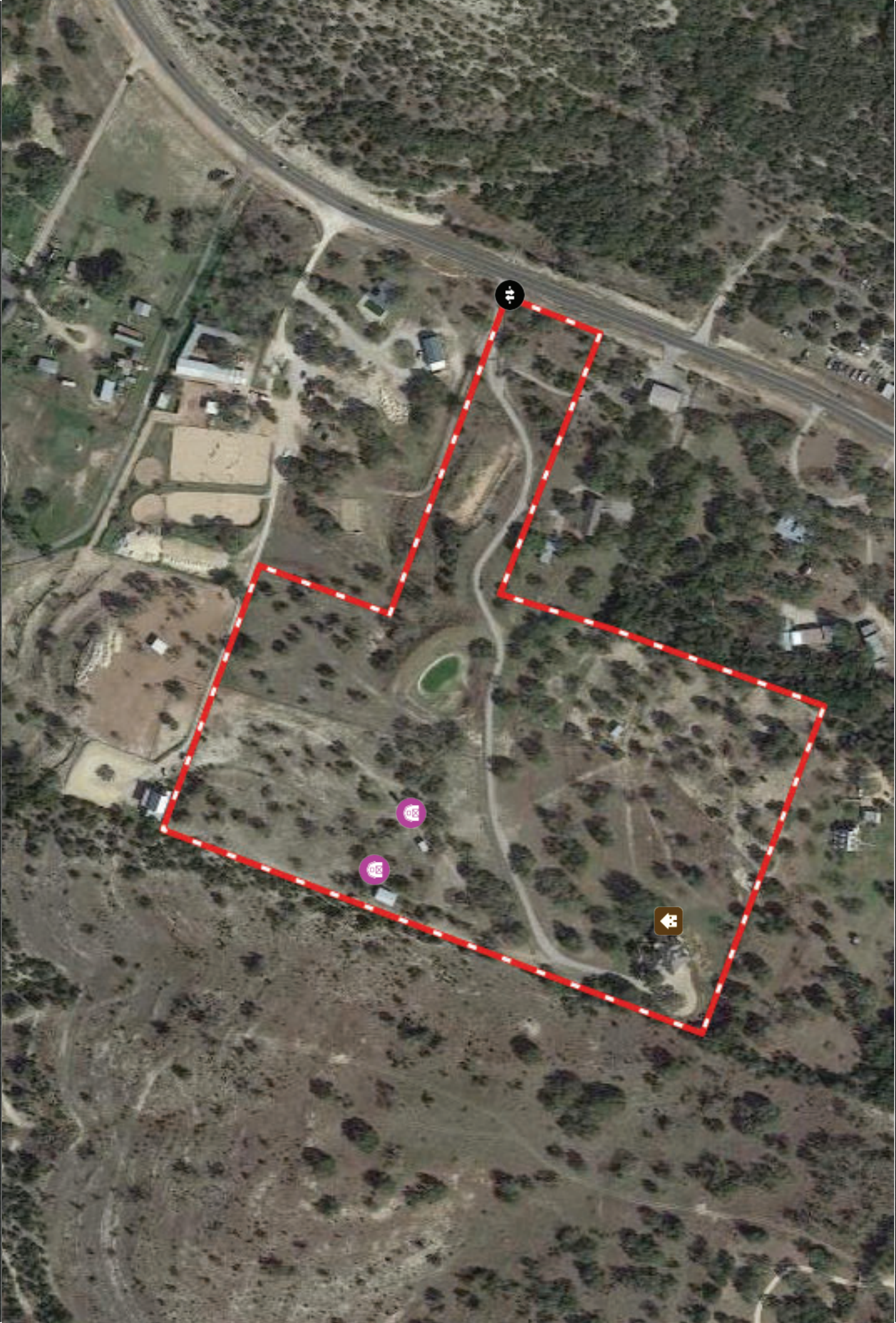
E-mail: Dave@dmtx.com

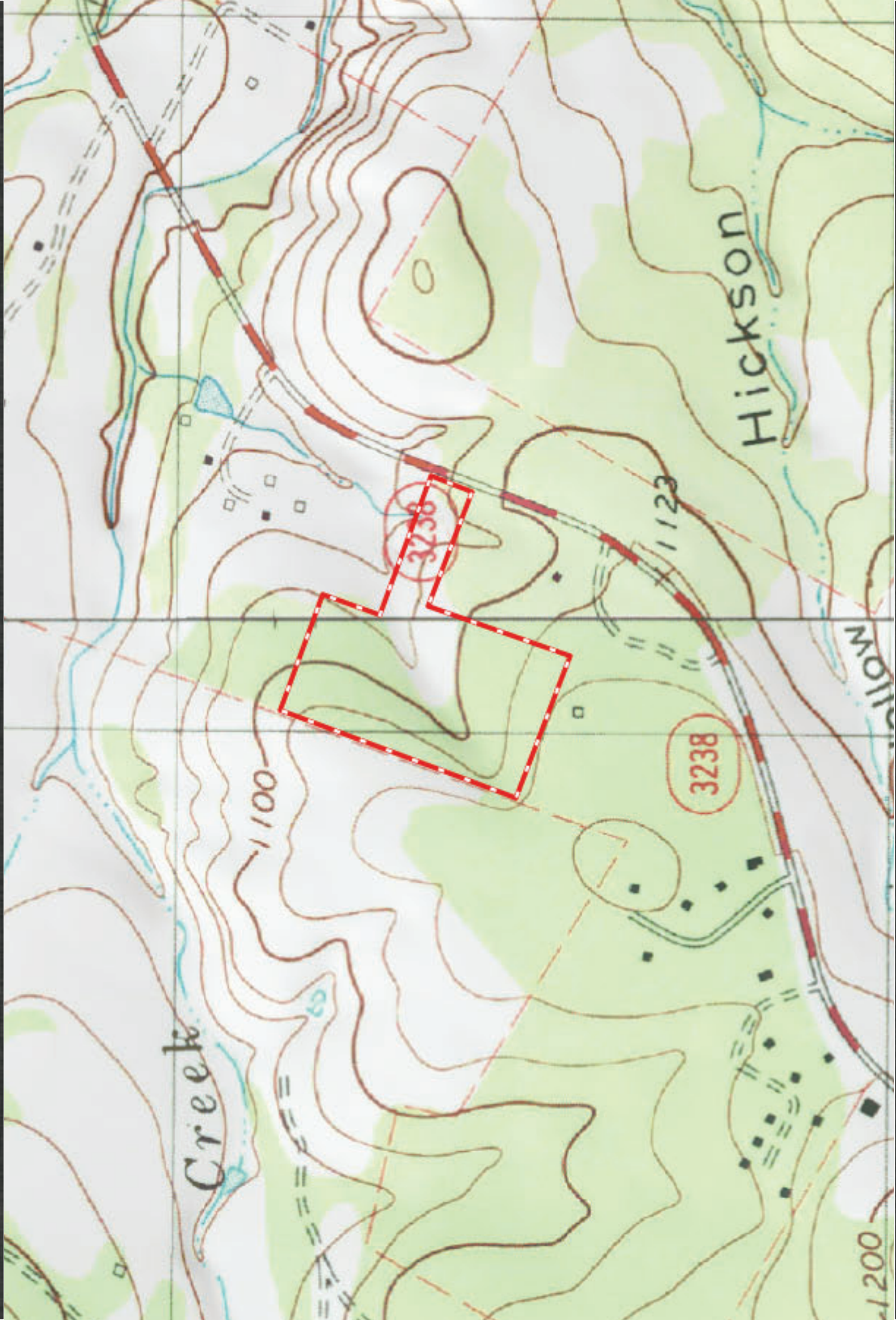
dmtx.com

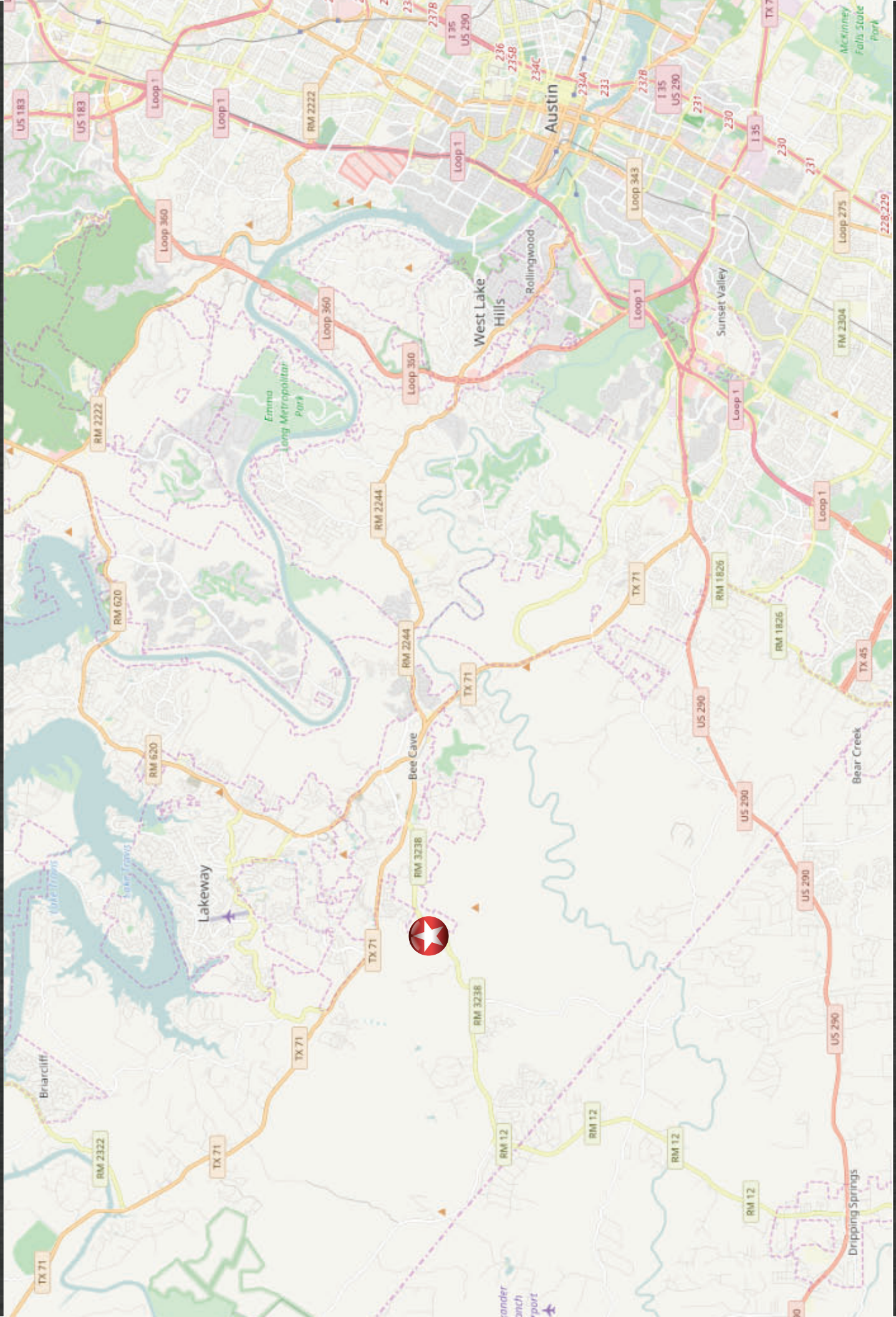




20.4 ACRES - TRAVIS COUNTY, TX







BEING LOCATED AT 15768-A HAMILTON POOL ROAD, AUSTIN, TEXAS.



SCALE: 1"=60'
BEARING BASIS: 15 FROM
RECORD DEED (2004116723)
ALL COURSES ARE RECORDED,
UNLESS OTHERWISE NOTED.

LEGEND

●	1/2" STEEL PIN FOUND
●	1/2" STEEL PIN SET W/CAP
○	STEEL PIPE FOUND, SIZE NOTED
○	630 NAIL FOUND
○	STEEL SPOKE FOUND
○	BUILDING STRUTBACK LINE
○	UTILITY CASING
○	DRAINAGE CASING
○	PUBLIC UTILITY CASING
○	FINCH
○	OVERHEAD UTILITIES
()	RECORD INFORMATION

[illegible]

TO ALVIN WILLIAM LUTTERS, JR., INC., FIRST MORTGAGE HOME LOAN CO.,
CARE OF W. W. WHEELER & COMPANY, 1000 N. 1ST ST., ST. LOUIS, MO.

STUART W. WATSON, REGISTERED
PROFESSIONAL LAND SURVEYOR,
TEXAS LICENSE NUMBER 41550

WATSON SURVEYING
9501 CAP OF TEX HWY. #303
AUSTIN, TEXAS 78759.
PHONE (512) 346-8566

Exhibit A

Exhibit B

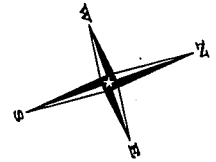
Henry R. Heffington
(337.27 Acres)
Volume 5248 Page 2848

N21°42'19"E

586.07'

Approximate Survey Line
J.C. DEGMAN SURVEY
WILLIAM CONRAD SURVEY

10.28 Acres
Surveyed



SCALE 1" = 60'

Legend

- 1/2" Iron Rod Found with plastic cap imprinted with "Carson and Bush"
- ◊ 1/2" Iron Rod Set with plastic cap imprinted with "Carson and Bush"
- Concrete Monument Found
- Wire Fence (Record Bearing and Distance)

N65°41'27"W

645.67'

S66°46'25"E

569.54'

tank

S21°13'35"W

280.00'

S18°35'47"W 162.17'

1/2" Iron Rod
Found with no cap

CECIL DOUGLAS PERKINS, et ux.
(70.47 ACRES)
VOLUME 5935 PAGE 1990

EXHIBIT MAP OF :

10.28 ACRES OF LAND OUT OF THE
WILLIAM CONRAD SURVEY AND THE
J.C. DEGMAN SURVEY IN TRAVIS
COUNTY, TEXAS, BEING A PORTION
OF THAT CERTAIN (70.47 ACRE) TRACT
OF LAND CONVEYED TO CECIL DOUGLAS
PERKINS, ET UX, BY DEED RECORDED
IN VOLUME 5935 PAGE 1990 OF THE
DEED RECORDS OF TRAVIS COUNTY, TEXAS.

see accompanying Field Note Description

JAMES E. PERKINS
VOLUME 5935 PAGE 1990

N65°37'27"W

548.40'

Southerly corner of
Perkins (70.47 Acre) tract

N22°28'00"E

267.00'

S22°28'00"W

152.97'

N22°28'00"E

250.85'

Bearing Basis

R.M. HIGHWAY 3238
(HAMILTON POOL ROAD)
(R.O.W. VARIES)

PREPARED May 9th, 2003
BY

Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166



CARSON and BUSH
Professional Surveyors, Inc.
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Austin, Texas 78704
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