



Coldwell Banker United

# 8701 Crystal Creek Circle

AUSTIN, TX 78746

## \$3,995,000

- 5.04 Acres
- 5,580 sq ft Main Home w/ 5 bedrooms & 6 baths
- 500' of Barton Creek waterfront
- 1,200 sq ft 1/1 guest home
- Resort-style pool with waterfall and covered outdoor living area
- 3-car garage with 900 sq ft studio apartment w/ full bath
- Gated, Finely Manicured Estate
- Eanes ISD
- Standalone Artist's Studio



# Luxury

One of the most iconic properties in Austin, this gated estate was 6 years in the making and offers ultimate privacy on 5 acres of all usable land. Backing to Barton Creek with over 500' of waterfront, this estate has been meticulously manicured, with resort-style pool looking out to creek and picturesque bluffs. The estate is new construction of the most impeccable quality, just recently finished in 2014. The 5,580 sq ft main home features an open floor plan, wood floors, wood beamed ceilings, and best quality windows. The gourmet kitchen has nice custom touches, and opens to the main living area. It features a breakfast bar, 2 sinks, sub zero refrigerator, and mesquite wood kitchen counter and hearth. The master suite has its own fireplace, and features double vanity, walk-in shower, and garden tub.

The 1/1 separate guest home is at 1,200 sq ft, and has a full kitchen and master suite. The detached 3-car garage has a 900 sq ft apartment that could serve as additional living quarters or gym area. There is an additional standalone artist's studio or retreat. The residence is in Eanes ISD and just minutes to Hwy 360 and Bee Cave shopping. Horses are allowed.



Dave Murray, Broker, REALTOR®

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**Garage/Studio Apt.**



**Guest Home**

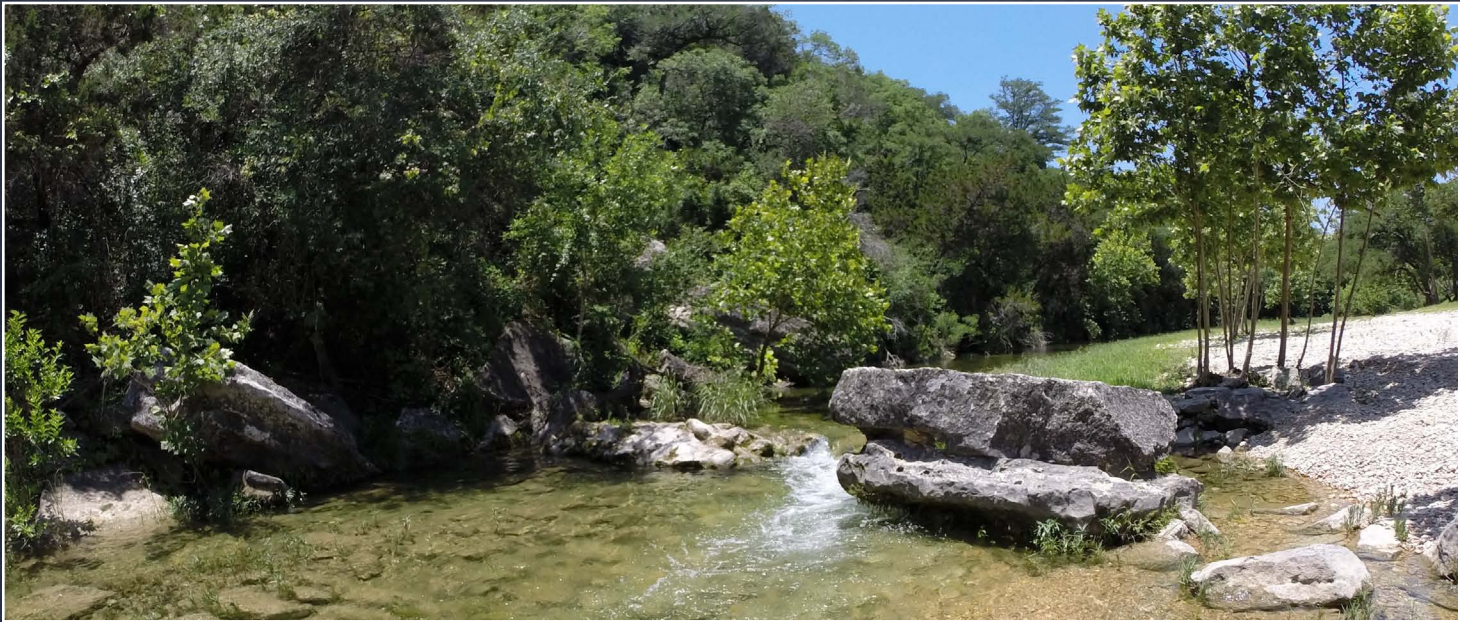


**Guest Home**

**Main Home**

**Garage/Studio Apt.**









SCALE 1" = 40'

### Legend

- 1/2" Iron Rod Found
- 1/2" Iron Rod Set
- ◇ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson Inc."
- ▲ 60D Nail Found
- x- Wire Fence
- #- Wood Board Fence
- - - Overhead Utility Line (Record Bearing and Distance)

#### NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. This lot is subject to restrictions recorded in Volume 4921 Page 273 of the Deed Records of Travis County, Texas.

#### SURVEY MAP OF:

LOT 10, BARTON VALLEY, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 69 PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 8701 CRYSTAL CREEK CIRCLE.

CRYSTAL CREEK CIRCLE

LOT A  
FORTUNE'S VALLEY  
Volume 69 Page 4

LOT 10  
BARTON VALLEY  
Volume 69 Page 3

LOT 7  
BARTON CREEK NORTH RIM  
Volume 98 Page 261

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway. A portion of this property is within Zone AE (areas determined to be inside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0440 H, dated September 26, 2008. THIS the 16th day of FEBRUARY, A.D., 2016.

BY:

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990  
Firm Registration Number 10050700

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