

# PROPERTY PROFILE

## 2503 EDGEWATER DRIVE

AUSTIN, TX 78733



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**dw** DARIN  
WALKER  
AUSTIN

**MORELAND**  
PROPERTIES

**Forbes**  
GLOBAL PROPERTIES



# PROPERTY FEATURES

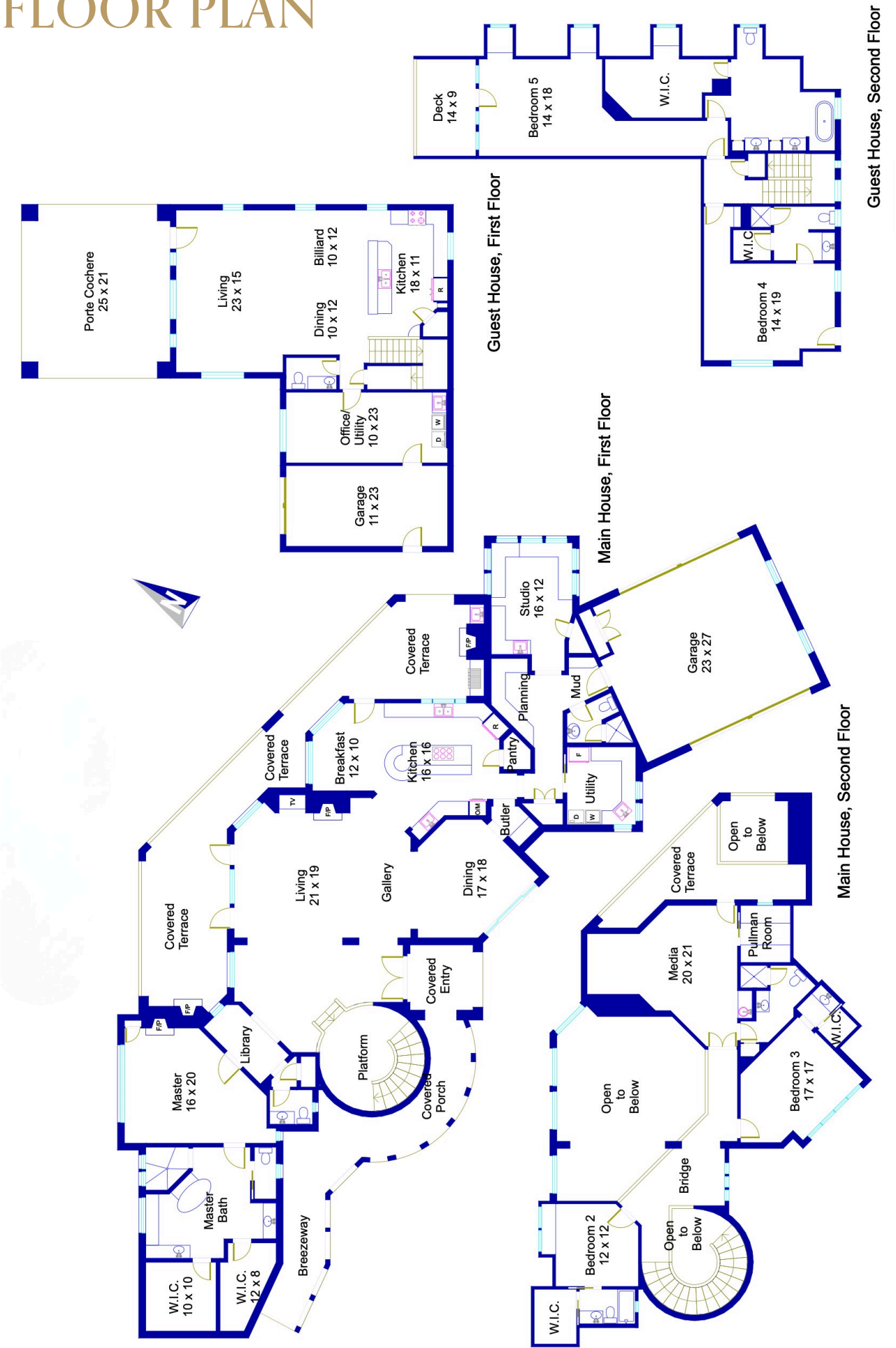
## HOME SPECIFICATIONS

- 9.46 acres | 476 feet of Lake Austin Water Frontage
- 6 bed | 6f 2h bath | 3 living | 3 dining
- Built in 2008 | Heyl Custom Homes
- Main house - 4 bed | 4 bath | 4,885 sqft
- Guest house - 2 bed | 2f 1h bath | 2,679 sqft
- Boat House: 2 boat slips | 2 jet-ski slips with lift | Storage locker
  - Sun Deck, Outdoor Kitchen, Surround Sound System
- Heated Pool & Spa features grotto style waterfalls, cave, slide, fountains, large beach entry
- Equipment and Storage Barn

## NOTABLE FEATURES

- Lake Drawn Irrigation System
- Privacy walls & fully fenced with two gated entrances for maximum security
- Adjoining undeveloped property owned by HOA provides total privacy of the estate
- Cliffside Canyon with 100-foot cascading waterfall integrated into the hillside
- Forested area with a mile of scenic hiking trails, wet weather creek, canal, and bridge to adjoining park area
- Multiple areas available for helipad, show car garage, guest house, or additional boat docks

# FLOOR PLAN







476' WATER FRONTAGE

BOAT  
HOUSE

EDGEWATER  
GATE

MAIN  
HOUSE

GUEST  
HOUSE

9.46 ACRES

SARATOGA  
GATE

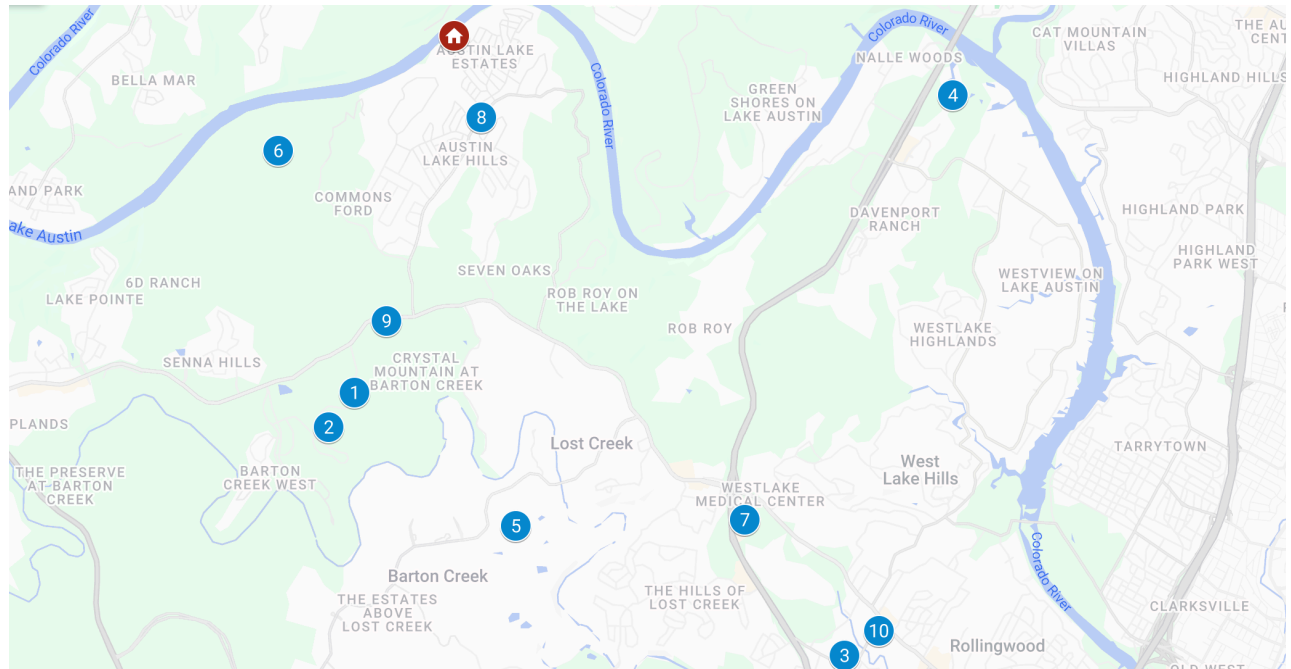
STORAGE  
BARN







# NEIGHBORHOOD LOCATION MAP



## POINTS OF INTEREST

- |                                   |                            |
|-----------------------------------|----------------------------|
| 1. Barton Creek Elementary School | 6. Commons Ford Ranch Park |
| 2. West Ridge Middle School       | 7. Village At Westlake     |
| 3. Westlake High School           | 8. Patrizi's               |
| 4. Austin Country Club            | 9. The Wayback             |
| 5. Omni Barton Creek Resort & Spa | 10. Swedish Hill Westlake  |