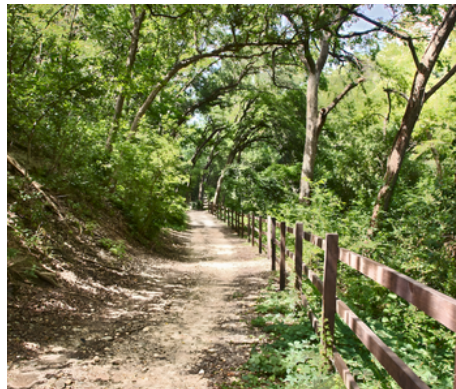


PROPERTY PROFILE

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 with 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

INTERIOR FEATURES

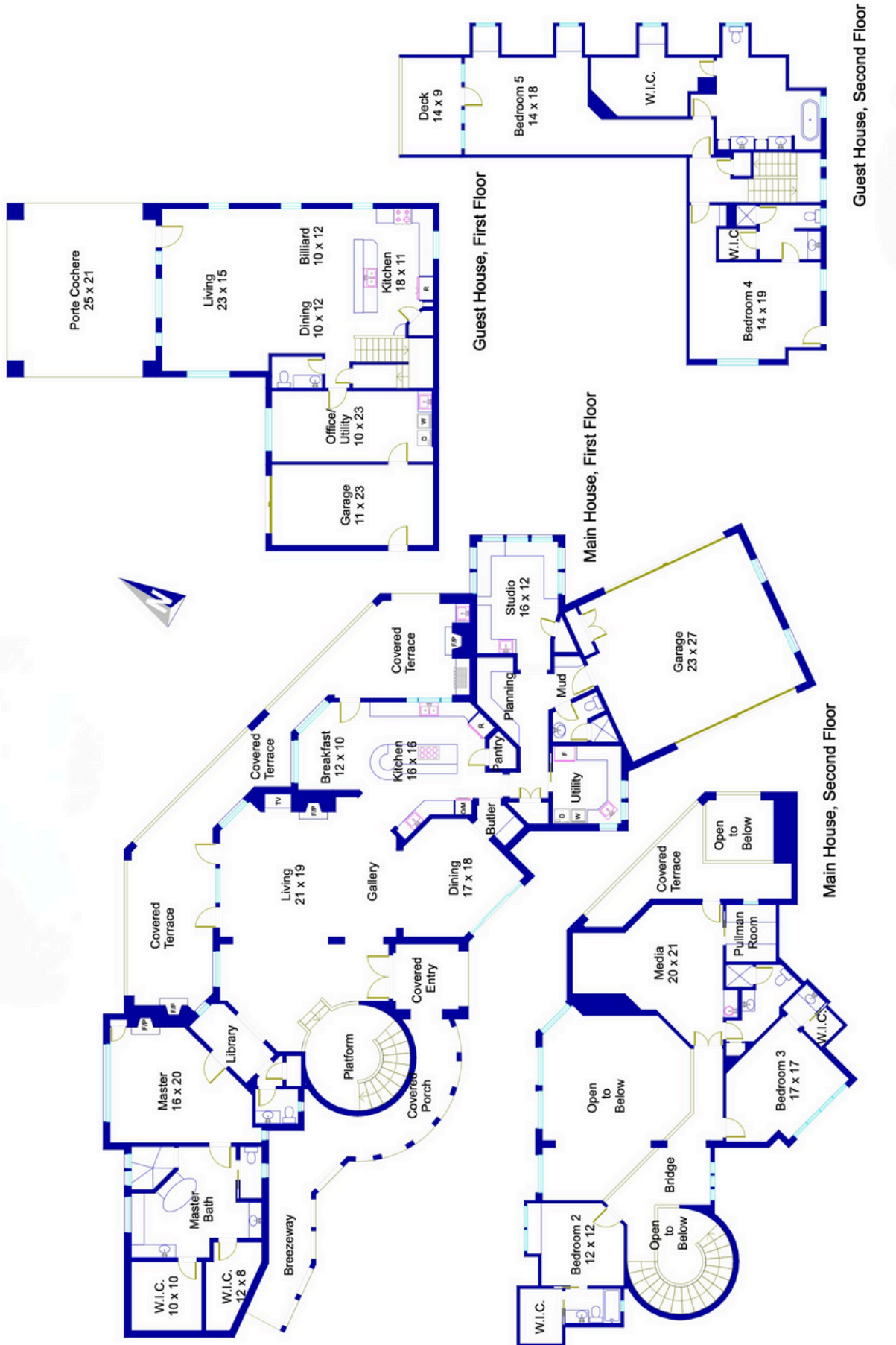
- Primary suite on the main level, thoughtfully positioned for privacy and serene lake outlooks
- Main residence offering 4 bedrooms and 4,885 square feet of living space
- Separate guest house with 2 bedrooms, 2 full baths, 1 half bath, and 2,679 square feet, ideal for guests or extended stays
- Multiple formal and informal living areas designed for both everyday comfort and entertaining
- Dedicated office + craft room, providing flexibility for work or creative pursuits
- Private theater room for an immersive entertainment experience
- Expansive windows framing 180-degree views of Lake Austin, the creek, and manicured grounds
- Seamless indoor-outdoor connection throughout the living spaces
- Well-proportioned dining areas suitable for intimate gatherings or larger-scale entertaining

PROPERTY FEATURES

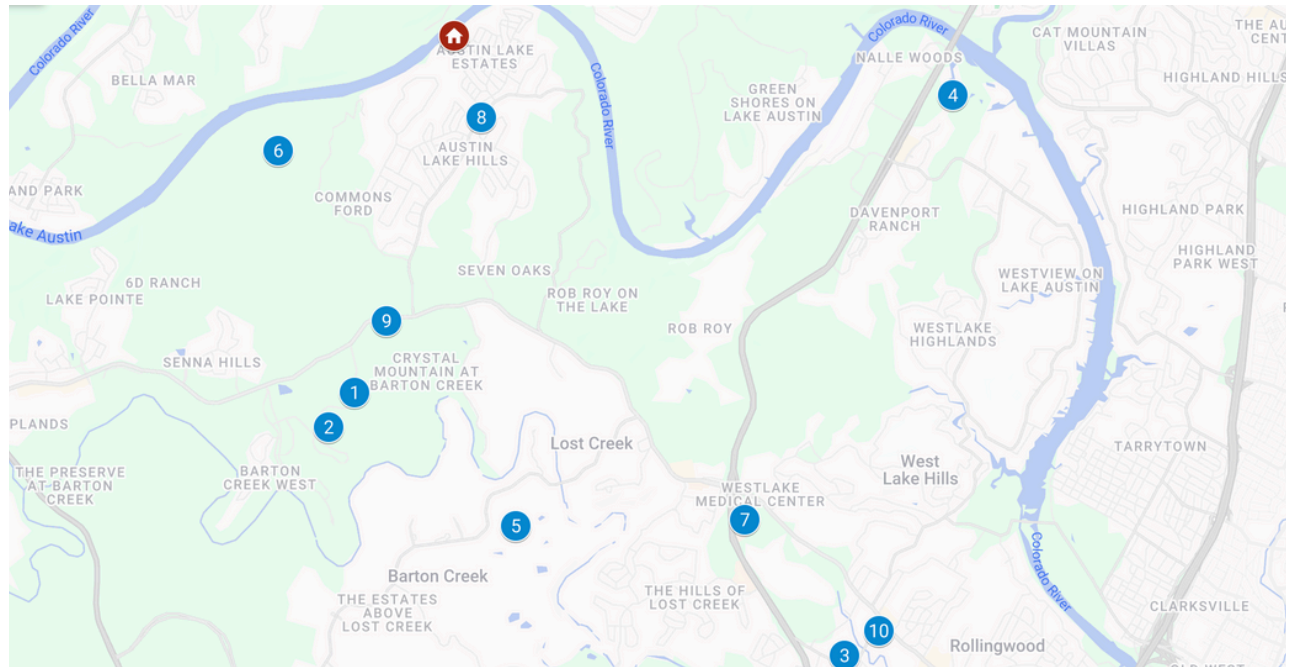
EXTERIOR FEATURES

- 9.46-acre private Lake Austin estate with an exceptional 476 feet of waterfront
- Two private gated entrances with a scenic, tree-lined drive descending to the residence
- Iconic 100+ foot cascading waterfall integrated into the hillside landscape
- Elevated main residence and guest house capturing panoramic lake and nature views
- Fully equipped boathouse with two covered boat slips and a two-jet ski lift
- Covered rooftop terrace above the boathouse with outdoor kitchen, surround sound, and sunset entertaining space
- Resort-style heated saltwater pool and spa featuring grotto waterfalls, cave, waterslide, and beach entry
- Expansive flagstone patios and fire pit terrace at the water's edge
- Multiple covered outdoor living and dining areas, including wraparound lake-view patios
- Two outdoor fireplaces enhancing year-round enjoyment
- Private hiking trails, wet-weather creek, and picturesque footbridge
- Lake-drawn irrigation system supporting lush landscaping
- Professionally designed landscape and architectural lighting
- Entertainment-style garage with dual doors
- Large storage barn offering additional flexibility
- Ample acreage allowing for future enhancements such as a show-car garage, helipad, staff quarters, or additional docks

FLOOR PLAN



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 |