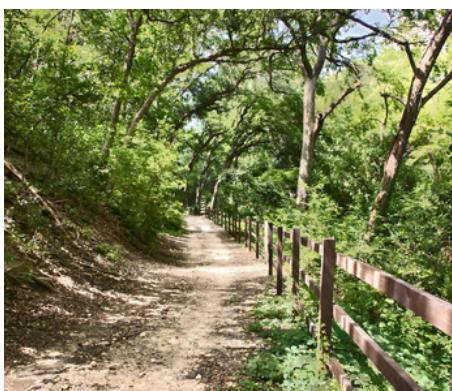


PROPERTY PROFILE

2503 EDGEWATER DRIVE

AUSTIN, TX 78733



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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

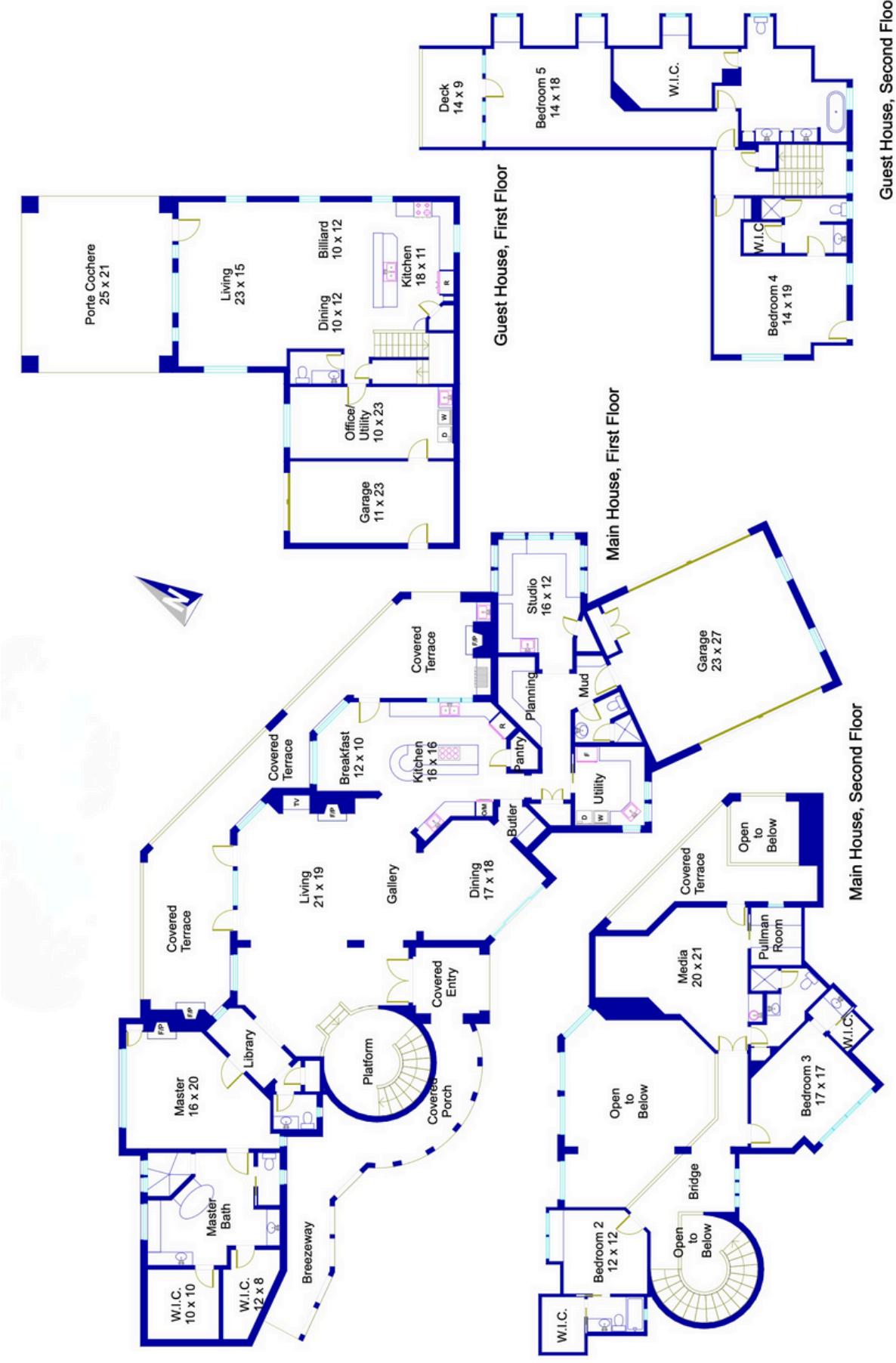
- Primary suite on the main level, thoughtfully positioned for privacy and serene lake outlooks
- Main residence offering 4 bedrooms and 4,885 square feet of living space
- Separate guest house with 2 bedrooms, 2 full baths, 1 half bath, and 2,679 square feet, ideal for guests or extended stays
- Multiple 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

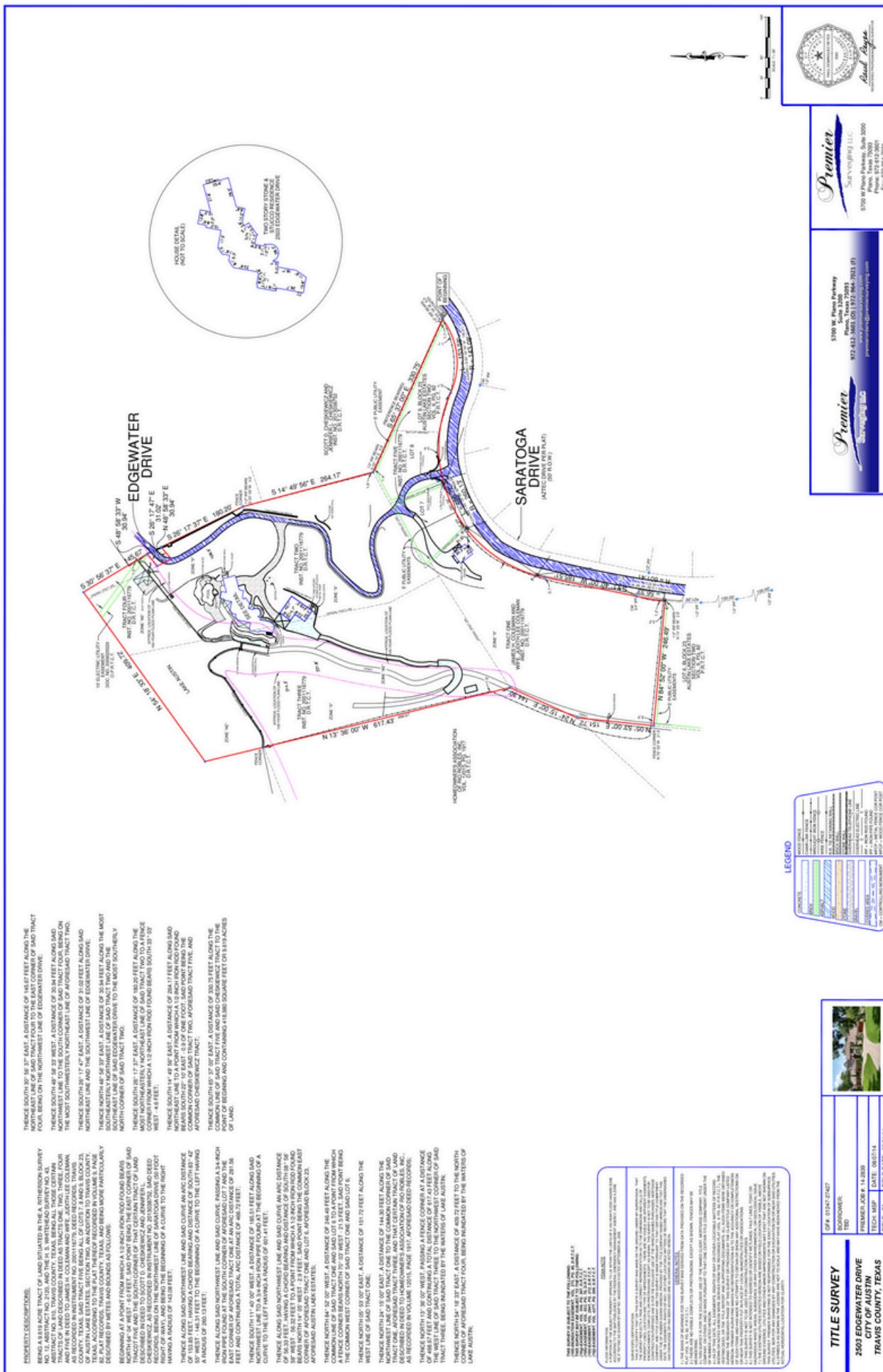
EXTERIOR FEATURES

- 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

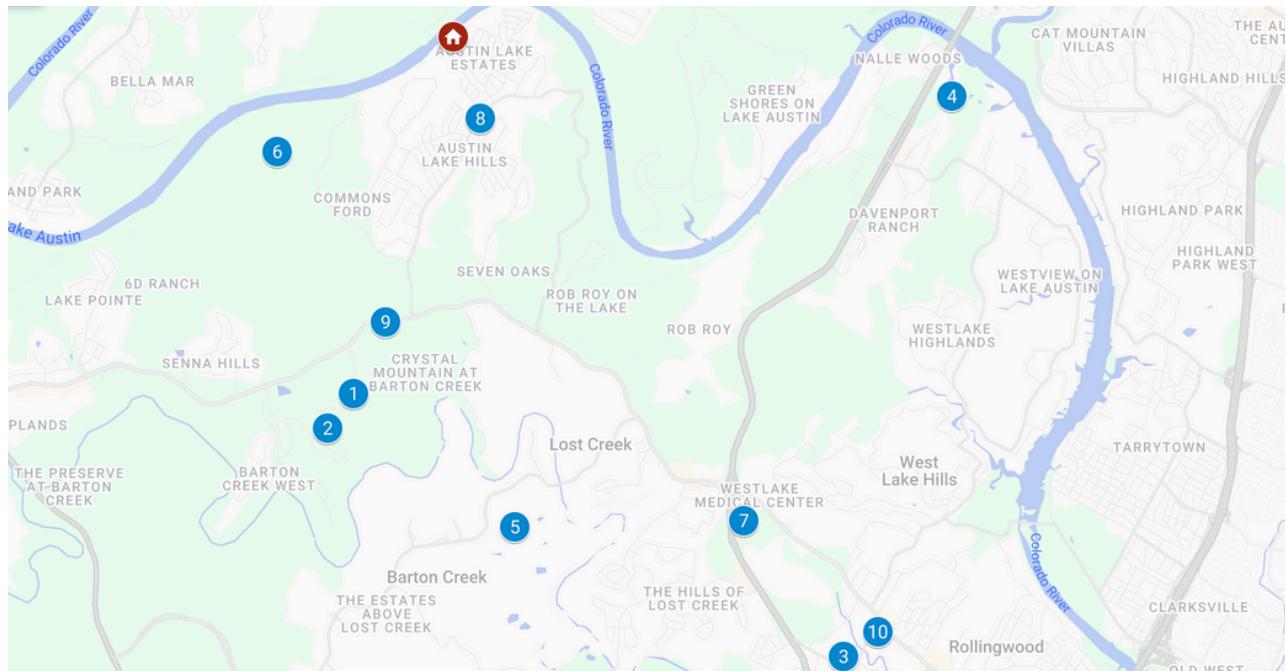
FLOOR PLAN



SURVEY



NEIGHBORHOOD LOCATION MAP



POINTS OF INTEREST

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