

PROPERTY PROFILE

1904 YAUPON VALLEY ROAD

WEST LAKE HILLS, TX 78746



Darin Walker

Luxury Real Estate Advisor
Elite25 | Luxury League

512.560.7633 | darin@moreland.com
darinwalkeraustin.com



PROPERTY FEATURES

HOME SPECIFICATIONS:

- Designed by award-winning McKinney York Architects (2017)
- 4 bed | 4 bath + powder room
- 4,538 sqft of refined interior living space
- 2.04 acres of private estate grounds
- 2-car garage
- Within Eanes ISD (less than 10 minutes away); approx. 4 mi to Zilker Park and close to downtown Austin

INTERIOR FEATURES:

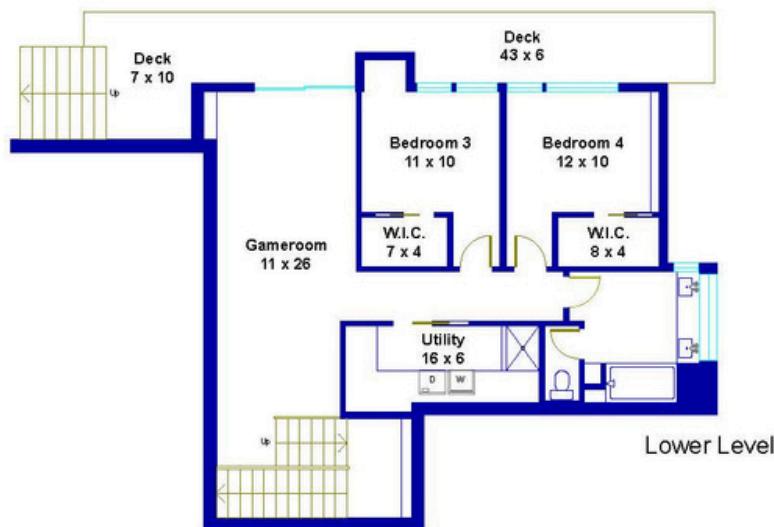
- Primary suite on main level - complemented by a luxurious custom closet and spa-caliber bathroom
- Primary closet offers space for workout/cardio equipment with sweeping views
- En-suite guest bedroom on main level
- Leuders limestone gas fireplace anchoring the entry and formal living area
- Fully retractable floor-to-ceiling lanai doors in formal living + primary suite
- Dedicated office with walk-in storage closet + media room both on main level
- Open concept kitchen with premium appliances and sculpted center island
- Quartzite countertops in kitchen & baths
- Architectural glass-and-steel staircase
- Curated modern light fixtures throughout
- Laundry within primary closet + additional lower-level laundry room
- Two lower-level bedrooms with generous shared bath
- Lower-level media/playroom with direct terrace access
- Dog wash station/shower in lower-level laundry room
- Multi-room audio system with zoned control and voice integration
- Energy-efficient central A/C with multi-zone ductless mini-split technology for tailored comfort
- Whole-home water softener + reverse osmosis drinking water system
- PDLC electrochromic smart-tint glass in front windows for instant privacy & energy performance
- Automated designer shades from The Shade Store + luxury blackout drapery
- Haiku ceiling fans throughout
- Whole-home backup generator
- Integrated humidification and dehumidification systems

PROPERTY FEATURES

EXTERIOR FEATURES:

- Intentional sun orientation with sunrise over the back terrace, afternoon shade over the pool, sunset in front, and unobstructed Hill Country stargazing at night
- 500+ sqft expansive all-weather indoor-outdoor terrace with louvered pergola with motorized retractable shade system
- Direct terrace access from main living and primary suite
- Infinity pool featuring dual-heating system
- Commercial-grade pool heater for rapid warm-up and extended seasonal use; solar pool heater for energy-efficient operation - combined for optimal comfort and reduced costs
- Resort-style pool deck with luxury porcelain tile and new plumbing infrastructure
- Artificial turf designed for minimal upkeep and a drought-tolerant performance
- 1,400 sqft treehouse deck encircling mature oaks with custom commercial-grade play equipment and an elevated look-out deck
- Integrated playground, trampoline, and private wooded trails create a true “adventure zone” without leaving home
- Direct access to Wild Basin Preserve
- Lounge area with gas firepit capturing sweeping Hill Country views
- Professional landscape architecture with drought-tolerant design and integrated landscape lighting
- High-end exterior materials including professional-grade paint and sealant
- Exceptional privacy with room to expand, including potential for future structures

FLOOR PLAN



SURVEY

SCALE: 1"=60'



LEGEND	
●	IRON ROD FND.
○	IRON ROD SET
⊙	SPRIDDLE FND.
⊖	PIPE FND.
⊕	U/G PROPANE
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

LOT 2A

LOT 1A

LOT 6
YAUPON VALLEY AT WILD BASIN
SECTION ONE
PLAT BOOK 83, PG. 129A-129B

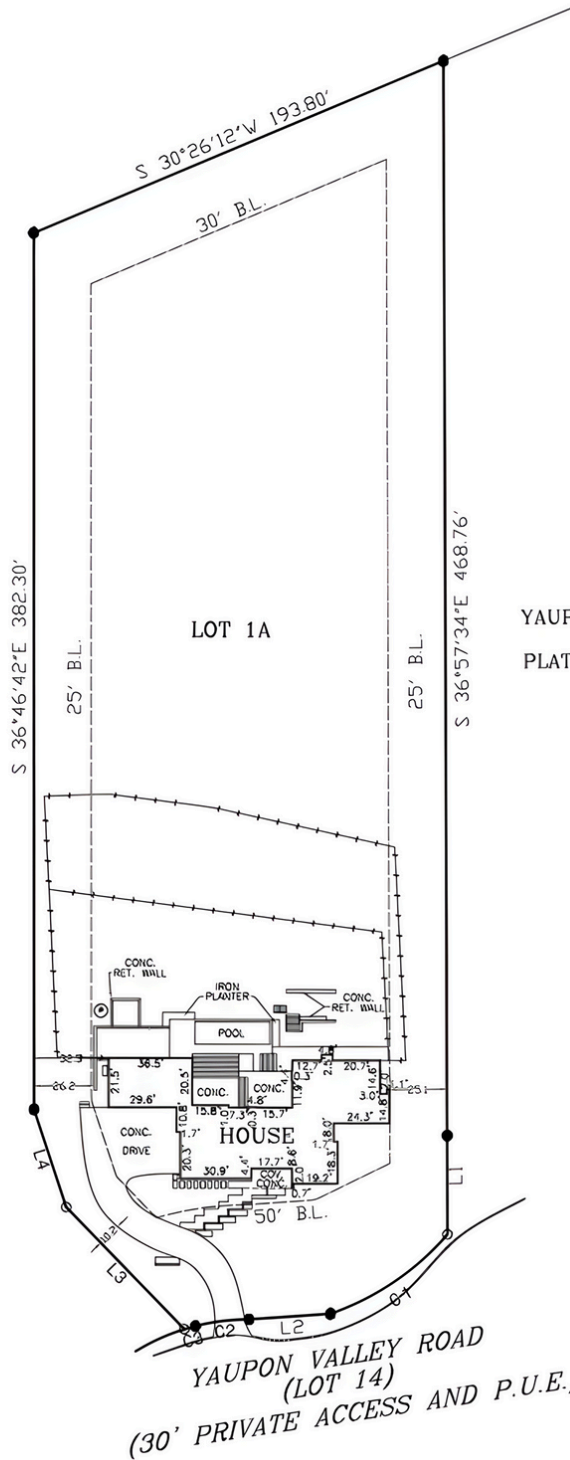
SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
[1] BUILDING LINE PER CITY OF WESTLAKE ZONING ORDINANCE.

ESMT. RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY CHICAGO TITLE INSURANCE COMPANY PER COVENANT G.F. #CTA-09-CTA1700486L, EFFECTIVE MARCH 3, 2017 PARAGRAPH 10. LOT 1A IS SUBJECT TO THE ESMT. RIGHTS, BUILDING LINES & RESTRICTIVE COVENANTS AS STATED IN: VOL. 12407, PG. 1

PROPERTY OWNER SHALL PROVIDE ACCESS TO ALL DRAINAGE ESMTS. PER PLAT GENERAL NOTE 6-.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.



YAUPON VALLEY ROAD
(LOT 14)
(30' PRIVATE ACCESS AND P.U.E.)

LOT NO. 1A BLOCK - SUBDIVISION / ADDITION LOS RINCONES SUBDIVISION
SECTION - PHASE - Book - Page(s) - Curbet Size - PLAT RECORDS
COUNTY, TEXAS
CITY WEST LAKE HILLS Reference:

TO THE LIEHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR CHICAGO TITLE INSURANCE COMPANY / MORTGAGE PRO'S, INC.

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown herein. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown herein.



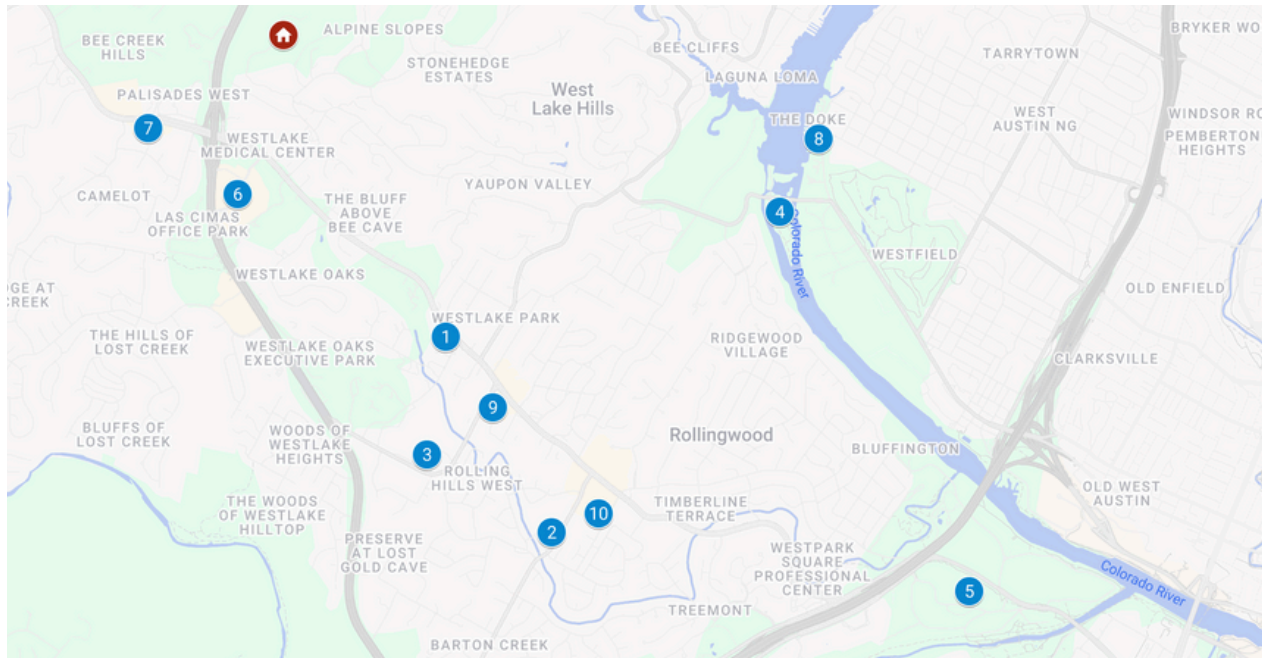
ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE: (512) 440-0071 - FAX: (512) 440-0109
FIRM LICENSE # 1610000

SURVEY DATE: 06-05-17
Job No. 05834917
SCALE: 1"=50'

Roger L. Way

NEIGHBORHOOD LOCATION MAP



POINTS OF INTEREST

- | | |
|---------------------------------|----------------------------------|
| 1. Eanes Elementary School | 6. Village At Westlake |
| 2. Hill Country Middle School | 7. The Well Westlake |
| 3. Westlake High School | 8. Mozart's Coffee Roasters |
| 4. Redbud Isle Trail & Dog Park | 9. Swedish Hill Westlake |
| 5. Zilker Metropolitan Park | 10. Las Palomas Restaurant & Bar |