

\$6,995,000 - 5420 Petticoat Lane, Austin

MLS® #5504196

\$6,995,000

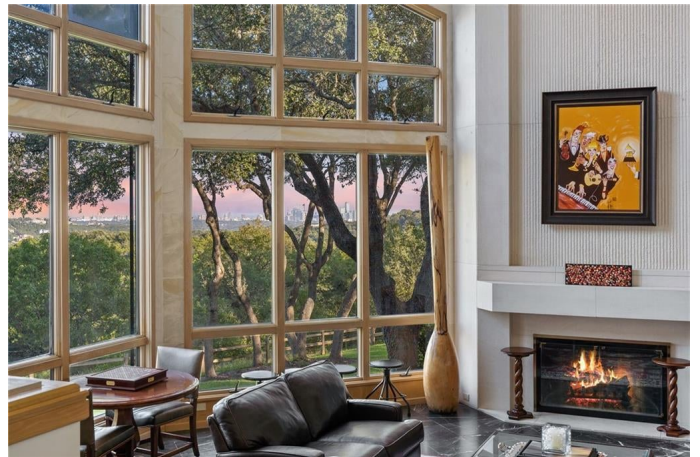
4 Bedroom, 4.00 Bathroom, 6,542 sqft
Residential on 9.13 Acres

Simmons John E, Austin, TX

Welcome to 5420 Petticoat Lane, a 9+ acre, private pinnacle of Austin, Texas with sweeping views of downtown, the Texas State Capitol, the UT Tower and the surrounding hill country. It's rare that a property with this exclusivity and natural beauty hits the market, and especially one that's only 10 minutes to downtown and in the exemplary Eanes Independent school district.

Towering over the property, the majestic oaks create a picturesque and shady canvas for what deserves to encase one of Austin's premier compounds. Few limitations or restrictions exist since the property is in Travis county vs. the city, which allows many creative uses of the property including perhaps beating the traffic and traveling by helicopter once in a while. ~1200 feet of the lot backs to Wild Basin & Balcones Canyonland preserve land thus providing what appears to be a lifetime of peace and privacy on your own hilltop. Escape to your own walking trails along the Wild Basin Ledge while watching downtown, "so close, yet so far", come alive each morning and each night with sunrises, sunsets, festival lights or even storms rolling through Austin.

The true-to-form existing 4 BDRM/3.5 bath home is approximately 6542 square feet, and it provides ample bones to recreate and renovate or add additional structures as desired. If someone wants to start from scratch to build the home of their dreams, the property



is beckoning an architectural masterpiece as unique and dazzling as the setting.

You must see this one in person to truly experience how special it is.

Built in 1984

Essential Information

MLS® #	5504196
Price	\$6,995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	6,542
Acres	9.13
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	5420 Petticoat Lane
Area	8E
Subdivision	Simmons John E
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Available
Features	None
Parking	Attached, Boat, Carport, Garage, RV Access/Parking
Garage Spaces	3
View	City, Park/Greenbelt, Hills, Panoramic
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Marble, Wood
Appliances	Bar Fridge, Built-In Refrigerator, Double Oven, Dishwasher, Gas Cooktop, Disposal, Ice Maker, Microwave
Heating	Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room
Stories	Multi/Split

Exterior

Exterior Features	Private Yard, See Remarks
Lot Description	Backs to Greenbelt/Park, Private, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Roof	Metal
Construction	Masonry
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake

Additional Information

Date Listed	November 12th, 2020
Days on Market	66

Property Listed by: Compass RE Texas, LLC
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