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11601 Uplands Ridge Drive

Offering a unique floor plan and a location closest to downtown Austin in the highly praised Lake Travis School District, this six bedroom, five-bathroom beauty offers unprecedented value. The whole almost 5,000 sq. ft house is on one floor (except one room) and wraps around a large pool/spa area and a 150-year-old oak tree, creating a quiet oasis and exceptional views from all the main windows. This home was constructed as a major local builder's show home and has many substantial upgrades in finish out and equipment.

In addition to the main house, there is a separate apartment with its own outside entrance. Perfect for an in-law or live in maid with a bedroom, bathroom and living room/kitchen.

The main house has four bedrooms and three baths. The formal sitting room and the two story entrance foyer make an outstanding first impression and look straight out onto the pool area. The center of the house with its massive family room with fireplace and surround sound, wide-open kitchen, wet bar and dining room is perfect for entertaining. The kitchen has double ovens, a full set of stainless appliances and granite counter tops. One bedroom is fitted with a wall of California Closets making it an ideal craft room or lady's study. The whole house is wired with a central sound system. The bonus room upstairs is perfect for a teenage or adult child and has a bathroom and mini kitchen and is accessed via a spiral staircase and its own outdoor deck.

The master's wing has a custom, octagonal, oak paneled study and a large high ceilinged master bedroom with screen porch and sitting area with fireplace and pool views. The master bathroom is massive with two entries, a double spa tub and a large walk in shower with both rain and regular shower heads. The walk in closet is fully fitted and has a separate integral cedar closet.

- 6 Bedrooms
- 5 Baths
- 2 Stories
- Built 1999
- MLS# 2222558
- Lake Travis ISD

Unique floor plan

- Almost 5,000 sq ft – all but one room on one floor
- Built around luxury pool/spa
- Two separate apartments plus main house

Complete new roof in 2012

Custom built Stadler show home with exemplary finish

- Custom rock, wrought iron bridge
- Double door entryway
- 18-20ft ceilings, many bead boarded, coffered and hand painted
- Two ceramic log fire places
- Hand painted dining room walls
- Custom interior rock and marble
- Extensive hardwood and tile flooring
- Whole house audio, family room prewired for surround sound
- Whole house vacuum system

Efficient heating/cooling/water systems

- Three air conditioners with spare, five thermostat zones
- Three water heaters
- Sixteen ceiling fans
- Solar screens on all West facing windows

Custom kitchen

- Stainless appliances, double ovens, Bosch dishwasher
- Granite counter tops, Grohe faucets
- Large walk-in pantry

Luxury master wing

- Octagonal oak paneled study
- Huge master with sitting area, fireplace and screen porch
- Luxury bathroom with double spa and walk in rain shower
- Two WICs – one cedar lined



“Impressive Beauty with Unmatched Timeless Amenities”

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