

\$4,750,000 - 3100 Edgewater Drive, Austin

MLS® #1812574

\$4,750,000

2 Bedroom, 2.00 Bathroom, 1,540 sqft

Residential on 1.07 Acres

Cebar Ranch Lakeview Acres, Austin, TX

Rested along one of the most coveted stretches of Lake Austin, 3100 Edgewater Drive is a charming waterfront retreat offering 100'+/- of waterfront just minutes from the city. This privately gated property spans just over an acre, shaded by towering cypress and oak trees that provide a picturesque and tranquil setting. The two-bedroom, two-bathroom home is designed for effortless lakeside living, with inviting interiors that blend comfort and charm. Whether you're unwinding indoors or stepping outside to take in the natural beauty, this retreat is perfectly suited for those who appreciate a relaxed waterfront lifestyle. Steps from the door you will find fish, turtles and a bird watchers paradise. A highlight of the property is the covered tie-up boat dock, an ideal spot for gathering with friends while watching the boats drift by in the shade. The back patio extends the living space outdoors, offering a perfect place to enjoy morning coffee or sunset cocktails with the sparkling lake as your backdrop. Whether used as a full-time residence or a weekend getaway, 3100 Edgewater Drive embodies the essence of laid-back luxury, where every day on Lake Austin feels like a retreat. Within Eanes ISD. 24-Hour Advance Showing Notice Required. Tax and assessed values are estimates for illustration purposes only. All figures should be independently verified.

Built in 1964



Essential Information

MLS® #	1812574
Price	\$4,750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,540
Acres	1.07
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	3100 Edgewater Drive
Area	8W
Subdivision	Cebar Ranch Lakeview Acres
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Above Ground Utilities
Features	None
Parking	Carport
View	Lake
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior	Vinyl
Appliances	Cooktop, Dishwasher, Electric Oven, Disposal, Microwave, Oven, Electric Range
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, Dock
Lot Description	None
Roof	Shingle
Construction	Stone
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	April 4th, 2025
Days on Market	230

Listing Details

Listing Office	Moreland Properties
----------------	---------------------

Property Listed by: Moreland PropertiesListings courtesy of Unlock MLS as distributed by MLS GRIDBased on information submitted to the MLS GRID as of November 20th, 2025 at 1:59pm. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: [INSERT BROKER NAME]The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 20th, 2025 at 1:59pm CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.