

\$1,850,000 - 1604 Cliffwood Drive, Austin

MLS® #1902590

\$1,850,000

3 Bedroom, 3.00 Bathroom, 2,202 sqft

Residential on 0.32 Acres

Aqua Monte, Austin, TX

Uniquely perched above Lake Austin, this home exudes warmth and charm with ample outdoor space and a tremendously sized pool and surround. Intentionally setback on the lot to maximize lake views, the fenced in front-yard makes for great green space and adds to the privacy from the street. The inviting entry door leads to an open living room with an abundance of natural light. Light flooring and designer details throughout the home enhance each space. The updated kitchen leads to a thoughtful beverage station and is the perfect transition to storage, laundry and a powder bath. Upstairs boasts three bedrooms, two bathrooms and a sizable flex space / room for entertaining. Spanning the rear of the home, the upstairs balcony is the perfect escape to the outdoors overlooking Lake Austin and the refreshing pool. Behind the 1-car garage, there is a bonus air-conditioned room separate from the house to be used to your liking, with close proximity to the pool. Conveniently located to the Lake Hills Community Association, as a resident you have the potential to join the association to enjoy the lakeside park, swimming pool, boat ramp / docks and a roped beach area.

Built in 1989

Essential Information

MLS® #	1902590
Price	\$1,850,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,202
Acres	0.32
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1604 Cliffwood Drive
Area	8W
Subdivision	Aqua Monte
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Cable Connected, Electricity Connected
Features	See Remarks
Parking	Garage Faces Front
Garage Spaces	1
View	Lake, Trees/Woods, Water
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Vinyl
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Disposal, Gas Range, Range Hood
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Front Yard, Gentle Sloping, Private, Trees Medium Size
Roof	Composition
Construction	Stucco
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	July 23rd, 2025
Days on Market	121

Listing Details

Listing Office	Team West Real Estate LLC
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