

\$5,400,000 - 2607 River Hills Road G, Austin

MLS® #2142029

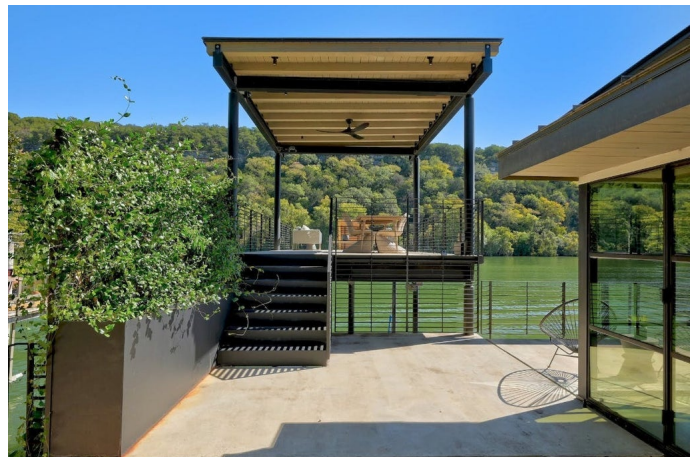
\$5,400,000

1 Bedroom, 1.00 Bathroom, 751 sqft

Residential on 2.04 Acres

Pecan Bottoms on Lake Austin, Austin, TX

~1.5M PRICE REDUCTION FROM ORIGINAL LIST PRICE! Fantastic waterfront opportunity set on 2.04 acres on Lake Austin. Enjoy the waterfrontage and private views looking out across the lush rolling hills of Emma Long Park. Equidistant to Westlake and Bee Caves, you will have access to all the shopping, dining and entertainment you could want. The level property hosts a modern lakeside bungalow, private boat dock, party deck and comes with two sets of plans to construct a spectacular main residence. The Ryan Street Architects designed lake cabin is a showpiece on its own, with a wall of steel-framed windows opening up to the water. A huge, two-level shaded deck is cantilevered out over a boat dock and the water. The sleek, modern lake cabin features polished concrete floors, shiplap ceiling accents and fresh white walls so the focus is on the view. The kitchen is a perfect space to whip up waterside snacks or an elegant alfresco dinner on the patio off the living room. The cabin also includes a large, secured storage space under the dwelling. Two sets of Ryan Street Architect plans (one permitted, one previously permitted) are a perfect starting place to create your dream home and save months in development time. See plan options in the "MORE INFO" tab, or inquire for details. One set of the plans and renderings are not fully permitted by the City of Austin. All parties should independently verify planning and building specifics with the appropriate agencies. Tax and assessed



values are estimates for illustration purposes only. All figures should be independently verified.

Built in 2005

Essential Information

MLS® #	2142029
Price	\$5,400,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	751
Acres	2.04
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2607 River Hills Road G
Area	8W
Subdivision	Pecan Bottoms on Lake Austin
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Gravel
View	Park/Greenbelt, Hills, Lake, River
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access, River Front

Interior

Interior	Concrete
----------	----------

Appliances	Cooktop, Dishwasher, Freezer, Gas Cooktop, Disposal, Microwave, Oven, Refrigerator, See Remarks
Heating	Fireplace(s), See Remarks
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Balcony, Boat Slip, Dock, Lighting, Private Entrance, Private Yard, Fire Pit
Lot Description	Cleared, Front Yard, Landscaped, Private, See Remarks, Trees Small Size
Roof	Metal
Construction	See Remarks
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	October 3rd, 2025
Days on Market	48

Listing Details

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

Property Listed by: Moreland Properties Listings courtesy of Unlock MLS as distributed by MLS GRID Based 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.