

\$4,500,000 - 405 Barrett Lane, Austin

MLS® #3162024

\$4,500,000

8 Bedroom, 10.00 Bathroom, 7,536 sqft

Residential on 1.58 Acres

Rob Roy On Lake Sec 02, Austin, TX

This rare offering in Rob Roy on the Lake spans over 7,500 square feet across two thoughtfully designed structures, creating a true multi-generational estate with limitless flexibility. Built to adapt to evolving lifestyles, the property can offer three independent living quarters while maintaining a unified sense of luxury.

The 5,800-square-foot main residence features elegant formal living and dining rooms, a chef's kitchen with breakfast room overlooking a serene courtyard, and a grand family room that flows effortlessly to the backyard retreat. A negative-edge pool, multiple covered terraces, and panoramic Hill Country views set the stage for unforgettable entertaining and fun. The owner's suite and dedicated office are located on the main level, while the upstairs level can function as its own private four bedroom retreat, with three full bathrooms, a large kitchen, dining and living space as well as a beautiful covered terrace to take in the hill country views.

The 2025-built single-story guest house offers 3 bedrooms, 2.5 baths, a 2-car garage, and sleek contemporary interiors all in 1700 sq ft. With expansion potential beneath the structure, this space is equally suited for extended family, guests, or long-term rental income.

Together, these homes create an estate that is



as versatile as it is beautiful. Whether designed for large families, multi-generational living, or investment potential, the property offers unmatched possibilities.

Situated in the prestigious Eanes ISD and feeding to Forest Trail Elementary, West Ridge Middle, and Westlake High School, this estate also boasts an incredibly low 1.6% tax rate and just a \$1,000 annual HOA fee—making it one of Westlake’s best-kept secrets.

Built in 2003

Essential Information

MLS® #	3162024
Price	\$4,500,000
Bedrooms	8
Bathrooms	10.00
Full Baths	8
Half Baths	2
Square Footage	7,536
Acres	1.58
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	405 Barrett Lane
Area	8W
Subdivision	Rob Roy On Lake Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	See Remarks

Parking	Additional Parking, Door-Multi, Driveway, Garage
Garage Spaces	5
View	Hills, Pool, Canyon
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Wood, Marble
Appliances	Built-In Electric Range, Built-In Gas Range, Cooktop, Double Oven, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Refrigerator, Washer, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator
Heating	Central, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Barbecue, Dog Run, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Entrance, Private Yard, Rain Gutters, See Remarks
Lot Description	Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Sprinklers In Ground, See Remarks, Trees Large Size
Roof	Tile
Construction	Stucco
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	October 23rd, 2025
Days on Market	28

Listing Details

Listing Office Compass RE Texas, LLC

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