

# \$1,624,000 - 305 Enchanted Hilltop Way, Austin

MLS® #6783055

**\$1,624,000**

4 Bedroom, 4.00 Bathroom, 4,140 sqft

Residential on 0.35 Acres

Rough Hollow (Lakeway Highlands), Austin, TX

Situated on a beautifully landscaped .345 acre lot in Rough Hollow™'s Lakeway Highlands, this home is designed for both everyday comfort and resort-style living. A gated entry leads to a private casita with a full bath—perfect for guests, extended family, or a home office. The main residence features an open floor plan with an expansive kitchen anchored by an oversized island, seamlessly connecting to the dining and living areas for effortless entertaining.

The primary suite offers a remodeled spa-like bath with designer finishes, dual vanities, and two generous walk-in closets. Upstairs you™ll find two additional bedrooms, a full bath, a game room, and a media room ideal for movie nights or play. The office on the main floor could easily serve as a fifth bedroom. Step outside to enjoy an impressive backyard retreat. Multiple covered living spaces include an upstairs outdoor kitchen and lounge, along with a 600+ sq ft cabana featuring a vaulted ceiling, full outdoor kitchen, and stone fireplace with TV mount. Overlooking the pool and hot tub, this private oasis is perfect for gatherings year-round. A three-car garage and extended driveway with an in-ground basketball hoop add everyday convenience. Backed by a greenbelt easement, the property offers exceptional privacy while still being part of Rough Hollow™'s award-winning community, with access to pools, fitness, trails, tennis, and the Yacht Club & Marina.



Built in 2014

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 6783055                 |
| Price          | \$1,624,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 4,140                   |
| Acres          | 0.35                    |
| Year Built     | 2014                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 305 Enchanted Hilltop Way        |
| Area        | LS                               |
| Subdivision | Rough Hollow (Lakeway Highlands) |
| City        | Austin                           |
| County      | Travis                           |
| State       | TX                               |
| Zip Code    | 78738                            |

## Amenities

|               |                                                                                                                                                                                                                                                                                             |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities     | Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optic Available, Propane, Phone Available, Sewer Connected, Water Connected, Underground Utilities, Other                                                                                             |
| Features      | Barbecue, Common Grounds/Area, Clubhouse, Community Mailbox, Courtyard, Dog Park, Fitness Center, Fishing, Game Room, Gated, Internet Access, Lake, Pet Amenities, Playground, Park, Pool, Planned Social Activities, Bar/Lounge, Car Share Available, Property Manager On-Site, Restaurant |
| Parking       | Attached, Concrete, Direct Access, Door-Single, Driveway, Garage, Garage Door Opener, Lighted, Private, Covered, Guest                                                                                                                                                                      |
| Garage Spaces | 3                                                                                                                                                                                                                                                                                           |
| Garages       | Garage Door Opener                                                                                                                                                                                                                                                                          |
| View          | Canyon, Hills, Neighborhood, Trees/Woods                                                                                                                                                                                                                                                    |
| Waterfront    | None                                                                                                                                                                                                                                                                                        |

|          |     |
|----------|-----|
| Has Pool | Yes |
|----------|-----|

## Interior

|          |                    |
|----------|--------------------|
| Interior | Carpet, Tile, Wood |
|----------|--------------------|

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Built-In Electric Oven, Built-In Gas Range, Built-In Oven, Cooktop, Double Oven, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Water Heater, Exhaust Fan, Free-Standing Refrigerator, Freezer, Bar Fridge, Built-In Range, Electric Oven, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Free-Standing Freezer |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|         |                                        |
|---------|----------------------------------------|
| Heating | Central, Heat Pump, Hot Water, Propane |
|---------|----------------------------------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 2 |
|-----------------|---|

|            |              |
|------------|--------------|
| Fireplaces | Outside, Den |
|------------|--------------|

|              |   |
|--------------|---|
| # of Stories | 2 |
|--------------|---|

|         |     |
|---------|-----|
| Stories | Two |
|---------|-----|

## Exterior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Covered Courtyard, Exterior Steps, Garden, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters, Uncovered Courtyard, Arbor, Barbecue, Basketball Court, Private Entrance |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                                                                                                                                                              |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Bluff, Back Yard, Drip Irrigation/Bubblers, Front Yard, Near Golf Course, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Native Plants, Sprinkler - Rain Sensor, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Few Trees, Trees Large Size, Views, Garden, Rolling Slope |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|      |             |
|------|-------------|
| Roof | Composition |
|------|-------------|

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Construction | Blown-In Insulation, Frame, Glass, HardiPlank Type, Masonry, Concrete, Stone, Stone Veneer, Stucco, Masonite |
|--------------|--------------------------------------------------------------------------------------------------------------|

|            |      |
|------------|------|
| Foundation | Slab |
|------------|------|

## School Information

|          |                 |
|----------|-----------------|
| District | Lake Travis ISD |
|----------|-----------------|

|            |              |
|------------|--------------|
| Elementary | Rough Hollow |
|------------|--------------|

|        |             |
|--------|-------------|
| Middle | Lake Travis |
|--------|-------------|

|      |             |
|------|-------------|
| High | Lake Travis |
|------|-------------|

## Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 26th, 2025 |
|-------------|----------------------|

|                |    |
|----------------|----|
| Days on Market | 56 |
|----------------|----|

Listing Details

Listing Office                      Moreland Properties

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