

\$4,750,000 - 12 Hedge Lane, Austin

MLS® #7685718

\$4,750,000

4 Bedroom, 5.00 Bathroom, 6,452 sqft

Residential on 1.87 Acres

Rob Roy, Austin, TX

There are houses, and then there are homes. The kind that feel like theyâ€™ve been waiting for you. 12 Hedge Lane is exactly thatâ€™a classic Southern beauty draped in two stories of wide wraparound porches, perched on one of Westlakeâ€™s most cherished guard-gated communities, Rob Roy.

Owned and loved by the original family since it was built, this home offers something increasingly rare in todayâ€™s market: soul. From the welcoming symmetry to the sweeping views of downtown Austin, every inch of this home speaks to timeless tradition and quiet elegance.

Inside, the floorplan flows with purposeâ€™generous, sunlit rooms, tall ceilings, and a layout that was thoughtfully designed and meticulously maintained. While some may envision light personal updates to suit a new aesthetic, this is not a â€œtear-it-down-and-start-overâ€• scenario. The homeâ€™s bones are excellent, its proportions graceful, and its spirit intact. No walls need moving. No vision needs explaining. Itâ€™s all already hereâ€™just waiting to be reimaged, if desired.

Step outside and youâ€™ll find a pool, a sport court, and porches that beg for iced tea and storytelling. This is the opposite of stark modern minimalism. This is character. This is comfort. This is where memories live.



12 Hedge Lane isn't just a place to live—it's a place to belong.

Features also include a whole house Generac generator.

Built in 1983

Essential Information

MLS® #	7685718
Price	\$4,750,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	6,452
Acres	1.87
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	12 Hedge Lane
Area	8W
Subdivision	Rob Roy
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Cable Available, Propane, Electricity Connected, High Speed Internet Available
Features	Gated, Trash Pickup Door to Door
Parking	Door-Multi, Driveway, Garage, Attached, Carport, Circular Driveway, Garage Door Opener, Garage Faces Side
Garage Spaces	3

Garages	Garage Door Opener
View	City
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Wood
Appliances	Dishwasher, Disposal, Bar Fridge, Built-In Refrigerator, Cooktop
Heating	Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Kitchen
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Balcony, Barbecue, Basketball Court, Gas Grill, Kennel, Outdoor Grill, Sport Court
Lot Description	Bluff, Cul-De-Sac, Landscaped, Level, Many Trees, Sprinklers Automatic, Trees Large Size
Roof	Composition
Construction	Brick, Frame
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake

Additional Information

Date Listed	May 8th, 2025
Days on Market	196

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.