

\$11,500,000 - 1601 Wild Basin Ledge, Austin

MLS® #8213495

\$11,500,000

4 Bedroom, 5.00 Bathroom, 5,402 sqft
Residential on 9.86 Acres

BONHAM A L D, Austin, TX

A Once-in-a-Generation Opportunity in
Westlake

Discover 9.9 private acres in Eanes ISD with sweeping downtown Austin views, 1,000+ feet of frontage along spring-fed Bee Creek, subdivision potential, and an irreplaceable natural setting just 10 minutes from downtown.

Located in unincorporated Travis County, this estate offers privacy, permitting flexibility, and long-term upside. The existing improvements include a thoughtfully designed 5,400+ SF main residence, detached guest casita, and over 3,500 SF of slate verandas surrounding a resort-style courtyard with pool, spa, waterfalls, and lush gardens. Additional features include a 3-car garage with loft, workshop, home gym, library, dog shower, and a 38kW Generac generator.

Highlights:

- Subdividable into 5 legal lots
- Flat, buildable land with up to 44' building height permitted
- Downtown views from elevated portions of the site
- 7/8-mile private running & hiking trail "your own personal Greenbelt"



- Year-round creeks, waterfalls, and a private swimming hole on Bee Creek
- Direct Wild Basin Preserve access with neighborhood gate code
- Detached guest casita with private living space and kitchenette option
- Courtyard pool and spa designed for lap swimming, plus lush gardens and verandas
- Whole-home Generac generator with dedicated propane tank (up to 10 days capacity)
- 4-zone wildfire hydrant system, underground utilities, lightning protection
- Commercial-grade construction: Douglas fir framing, Galvalume roof, UV-resistant windows
- Minutes to Lake Austin marinas, Redbud Island, Austin Country Club, and Bee Caves Road

Fact sheet, restrictions, survey, and due diligence materials available upon request. Buyer to verify all details.

Built in 1999

Essential Information

MLS® #	8213495
Price	\$11,500,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,402
Acres	9.86

Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1601 Wild Basin Ledge
Area	8E
Subdivision	BONHAM A L D
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Propane, Phone Connected, See Remarks, Underground Utilities, Water Connected
Features	None
Parking	Attached, Circular Driveway, Door-Multi, Driveway, Garage, Private, Workshop in Garage
Garage Spaces	3
View	Hills, Panoramic, Trees/Woods, Canyon, City, Park/Greenbelt
Waterfront	Creek, Stream
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Gas Range, Microwave, Oven, Refrigerator, Range Hood, Washer, Indoor Grill
Heating	Central, Zoned
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Outside, Dining Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, Playground, Private Entrance, Uncovered Courtyard
Lot Description	Back Yard, Backs to Greenbelt/Park, Native Plants, Private, Many Trees,

Sprinklers In Ground, Views, Gentle Sloping, Near Golf Course, See Remarks, Split Possible, Waterfall

Roof	Metal
Construction	Frame, Stone
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake

Additional Information

Date Listed	September 29th, 2025
Days on Market	44

Listing Details

Listing Office	Engel & Volkers Austin
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