

\$2,447,500 - 604 N River Hills Road, Austin

MLS® #8780283

\$2,447,500

5 Bedroom, 5.00 Bathroom, 4,661 sqft

Residential on 2.85 Acres

River Hills, Austin, TX

A Rare Westlake Estate â€” Your Private Ranch Retreat Just 15 Minutes from Downtown! Opportunities like this almost never come along. Set on nearly 3 acres of flat, usable land inside the coveted Westlake corridor, this gated estate combines Hill Country serenity with city convenience â€” offering not just a home, but a rare legacy property with extraordinary long-term value.

The grounds are remarkable â€” a resort-style pool and spa, fully lit tennis court (also striped for pickleball) with its own clubhouse, and a private well for irrigation. Mature oaks and open lawns create a park-like setting ideal for family gatherings, entertaining, or future expansion. The property backs to a greenbelt with a wet-weather creek, ensuring lasting privacy and natural beauty.

The main residence features 4 spacious bedrooms and 3.5 baths, designed for both elegance and comfort. A separate guest cottage with a full kitchen and living area is perfect for extended family or guests. A detached clubhouse provides endless flexibility â€” ideal as a teen lounge, game room, studio, or home gym. All structures feature newer metal roofs for durability and peace of mind.

This is more than a home â€” itâ€™s a unique landholding with significant future investment potential, whether as a private family compound, reimagined estate, or long-term



redevelopment play in one of Austin’s most desirable areas featuring highly rated Westlake Eanes schools.

Space, privacy, and unmatched upside – all just minutes from Downtown.

Built in 1995

Essential Information

MLS® #	8780283
Price	\$2,447,500
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,661
Acres	2.85
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	604 N River Hills Road
Area	8W
Subdivision	River Hills
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Available, Propane
Features	Gated
Parking	Attached, Door-Multi, Garage, Garage Faces Side
Garage Spaces	3
View	Hills, Creek/Stream, Trees/Woods
Waterfront	Stream

Has Pool	Yes
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Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Free-Standing Range, Disposal, Refrigerator, Tankless Water Heater
Heating	Central, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Backs to Greenbelt/Park, Moderate Trees, Private, Many Trees, Sprinklers Automatic, Trees Medium Size
Roof	Metal
Construction	Stone Veneer
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	August 19th, 2025
Days on Market	94

Listing Details

Listing Office	Compass RE Texas, LLC
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