

CENTURY 21[®]

Judge Fite Company



2717 TRAIL OF THE MADRONES

AUSTIN, TX 78746



\$1,195,000



1 acres

DESCRIPTION

Tucked away on a quiet street in a stellar Westlake location, this exceptional .54 acre canyon-view lot presents a rare opportunity to create something truly special. Perched above a sweeping natural backdrop, the property captures lovely canyon views and peaceful surroundings that feel worlds away—yet remain just minutes from everything you need. Located within the highly acclaimed Eanes Independent School District, this homesite offers access to some of the area's top-rated schools, adding long-term value to an already remarkable setting. The existing 1970s home provides a unique opportunity for redevelopment, allowing you to start fresh and design the custom home you've always envisioned. With its prime positioning, serene canyon views, and excellent location, this is your chance to secure a premier lot and bring your dream home to life. Adjacent home was recently built with over 4,800 sqft plus pool with similar lot size and terrain.

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: Active
MLS: 3939883
YEAR BUILT:
COUNTY: Travis
TRACT OR SUBDIVIION: Canyon View Estates
LIST DATE: 03/31/2026

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800.451.8055

AREA: 8E
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.55
LOT SIZE (SQFT): 23,809

EXTERIOR FEATURES

LOT DESCRIPTION:

- ManyTrees
- TreesLargeSize

YARD/GROUNDS:

- None

FENCING:

- Partial
- Wood

UTILITIES

UTILITIES:

- ElectricityConnected
- PhoneAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- None

LISTED BY: Sue Ellett

PHONE: 512.850.5717

BROKERED BY: Bramlett Partners