

CENTURY 21[®]

Judge Fite Company



7201 LOOKOUT BLUFF TERRACE UNIT D14

AUSTIN, TX 78735



\$565,000



2,276 sqft



3 beds



3 baths

DESCRIPTION

Welcome to The Lookout, where you will see panoramic Hill Country views. The neighborhood, called Aviara, because of the abundance of birds, is a gated community overlooking the Austin Hill Country and beyond. This unique, private, end-unit home on a cul-de-sac, flows to green space on two sides; very private, EnergyStar rated, large living on a small footprint. Spectacular sunsets and hillside breezes (keeping the mosquitoes at bay) make your back porch a great place to hang out even in the summer. The main living area is an open floor plan with a wall of windows to the long views. 3 bedrooms including 3 possible flex spaces for whatever suits your lifestyle. 2 and a half baths. The primary suite, also with far views, has a dedicated flex space, generous walk-in closet, separate shower and garden tub. Brand new gas range and dishwasher installed 3/26. Newer HVAC system (2022). Upgraded lighting (largely LED) and premium StainMaster carpet and padding (upstairs only). All ceramic tile on main level. SMART home features throughout; Nest Protect, Google Fiber, Bond, SmartThings, MyQ, Rachio. Dedicated main level laundry room. Utility sink in garage with plenty of room for an overflow fridge/freezer and added overhead storage shelving. Low-maintenance wrought iron fencing around the back yard. Dark sky outdoor lighting. Direct access to trails in adjacent green belt. Remarkably LOW HOA fees include a beautiful community pool with pavilion, playground and 4 convenient dog waste stations. Overflow parking for guests. Underground utilities. All Austin City services. 290/71 Road construction is in the last phase. When complete the walkability score will soar with new sidewalks and trails. Effortless commutes; 10 minutes to downtown Austin/Zilker Park, 20 minutes to ABIA, 5 minutes to Bee Cave or William Cannon stores restaurants and shopping. Make an appointment with your REALTOR to see in person.

PROPERTY TYPE: Residential - Condominium

MLS STATUS: Pending

MLS: 6770531

YEAR BUILT: 2011

COUNTY: Travis

TRACT OR SUBDIVIION: Aviara Condo

LIST DATE: 04/10/2026

CENTURY 21

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800.451.8055

AREA: W

SQUARE FEET: 2,276

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 1

ACRES: 0.29

LOT SIZE (SQFT): 12,462

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Tile

APPLIANCES:

- Dishwasher
- FreeStandingGasRange
- Disposal
- GasRange
- GasWaterHeater
- Microwave
- PlumbedForIceMaker
- SelfCleaningOven
- StainlessSteelAppliances
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- DoorSingle
- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener

LOT DESCRIPTION:

- BackYard
- CulDeSac
- FrontYard
- BacksToGreenbeltPark
- GentleSloping
- SprinklersInRear
- SprinklersInFront
- Landscaped
- NativePlants
- Private
- SprinklerRainSensor
- SprinklersAutomatic
- SprinklersInGround
- SprinklersOnSide
- FewTrees
- Views

ROOF TYPE:

- Composition

YARD/GROUNDS:

- GasGrill
- Playground
- RainGutters

SIDING:

- StoneVeneer
- Stucco

POOL TYPE:

- None
- Community

FOUNDATION:

- Slab

FENCING:

- BackYard
- WroughtIron

UTILITIES

HEATING/COOLING:

- Central
- ExhaustFan
- EnergyStarQualifiedEquipment
- HeatPump
- NaturalGas

UTILITIES:

- CableAvailable
 - ElectricityConnected
 - FiberOpticAvailable
 - NaturalGasConnected
 - PhoneAvailable
 - SewerConnected
 - WaterConnected
 - UndergroundUtilities
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BreakfastBar
- TrayCeilings
- CeilingFans
- DoubleVanity
- EntranceFoyer
- EatInKitchen
- HighCeilings
- InteriorSteps
- KitchenIsland
- MultipleLivingAreas
- OpenFloorplan
- Pantry
- Storage
- SmartHome
- SolidSurfaceCounters
- SoakingTub
- Study
- SmartThermostat
- VaultedCeilings
- WiredForData
- WalkInClosets

COMMUNITY:

- CommonGroundsArea
 - CommunityMailbox
 - Gated
 - InternetAccess
 - PetAmenities
 - Playground
 - Pool
 - Curbs
-

LISTED BY: Twila Vogel

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BROKERED BY: All City Real Estate Ltd. Co