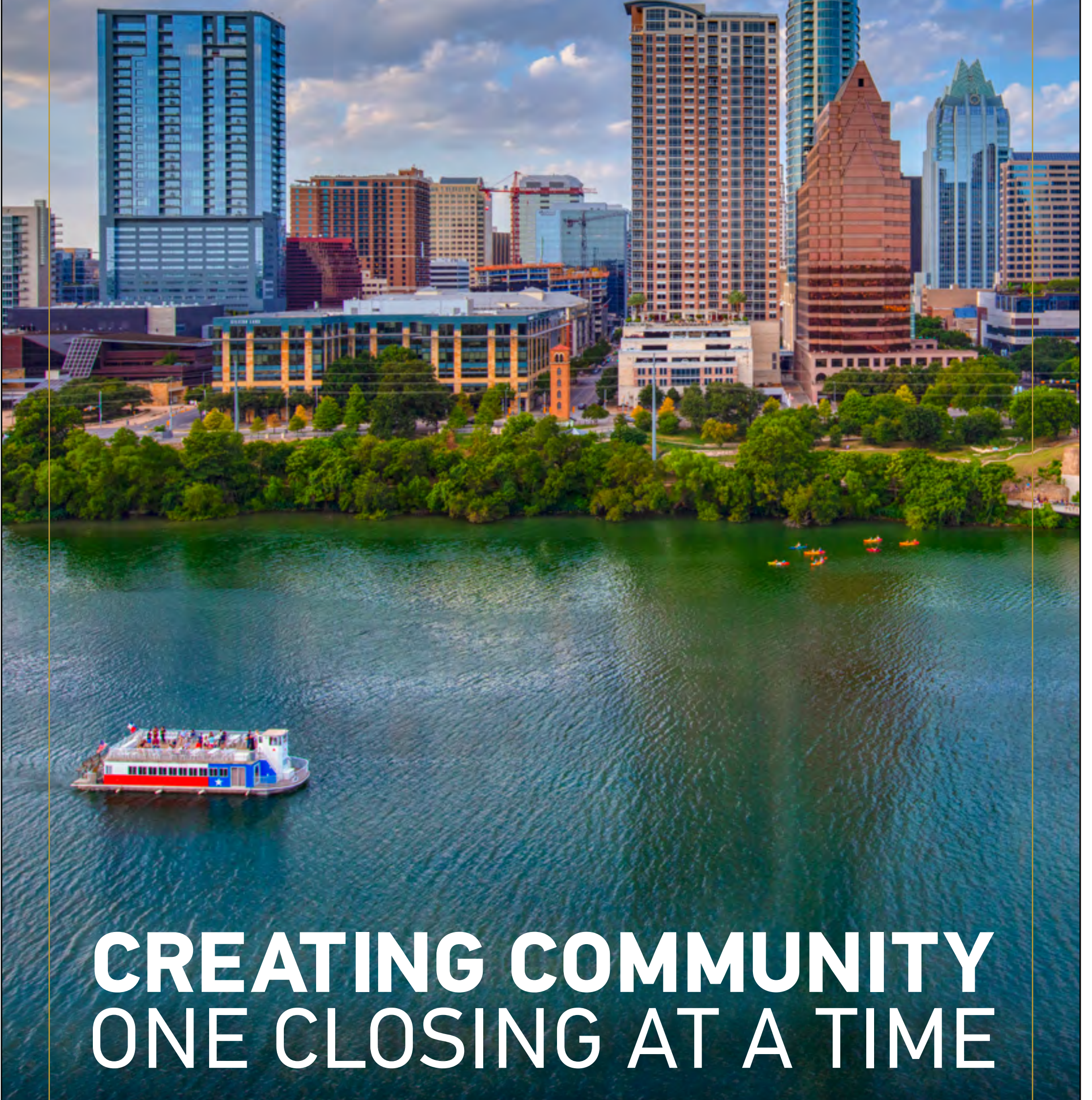


MILLION *Dollar* HOMES

WEST AUSTIN NEWS | JULY 15, 2021



AUSTIN, TEXAS



CREATING COMMUNITY ONE CLOSING AT A TIME

EXCELLENCE IS THE HEART OF HERITAGE | THREE OFFICES TO SERVE YOU

TARRYTOWN

ROLLINGWOOD

DOWNTOWN

HeritageTitleofAustin.com



Anna strives to create client relationships built on trust and confidence. Her fundamental goal: A business developed entirely on client satisfaction and endorsements. Her ability to lead and negotiate throughout crucial real estate transactions have proven to be invaluable. Anna's performance and client focus have placed her in the top 1% of Austin agents.

4th Generation
Austinite helping
clients with real
estate moves
into town, out of
town or across town

ANNA LEE

Broker Associate, Elite 25 Austinsm, Luxury League
Forbes Real Estate Council
A Moreland Properties Top Producer

512.968.6419 | anna@moreland.com | AnnaMorrisonLee.com

FOR SALE | 16122 Spring Branch Trl | Lakeway
Offered for \$1.149M

FOR SALE | 2004 Indian Tr | Tarrytown
Offered at \$2.4M

FOR SALE | 106 Harbor Hill Dr | Lakeway
Offered for \$1.8M

SOLD | 4105 Churchill Downs Dr | Westlake
Represented Seller

SOLD | 1801 Lavaca St #12 | Downtown
Represented Seller

SOLD | 2705 W 35th St | Tarrytown
Represented Seller

SOLD | 1227 Newning Ave #9 | Travis Heights
Represented Seller

SOLD | 5101 Cuesta Verde | Westlake
Represented Buyer

SOLD | 1108 W 9th St | Clarksville
Represented Seller

SOLD | 4902 Beverly Skyline | Highland Park West
Represented Buyer

SOLD | 2208 Sunny Slope Dr | Tarrytown
Represented Buyer

SOLD | 7800 Harvestman Cv | Northwest Hills
Represented Buyer



MORELAND
PROPERTIES

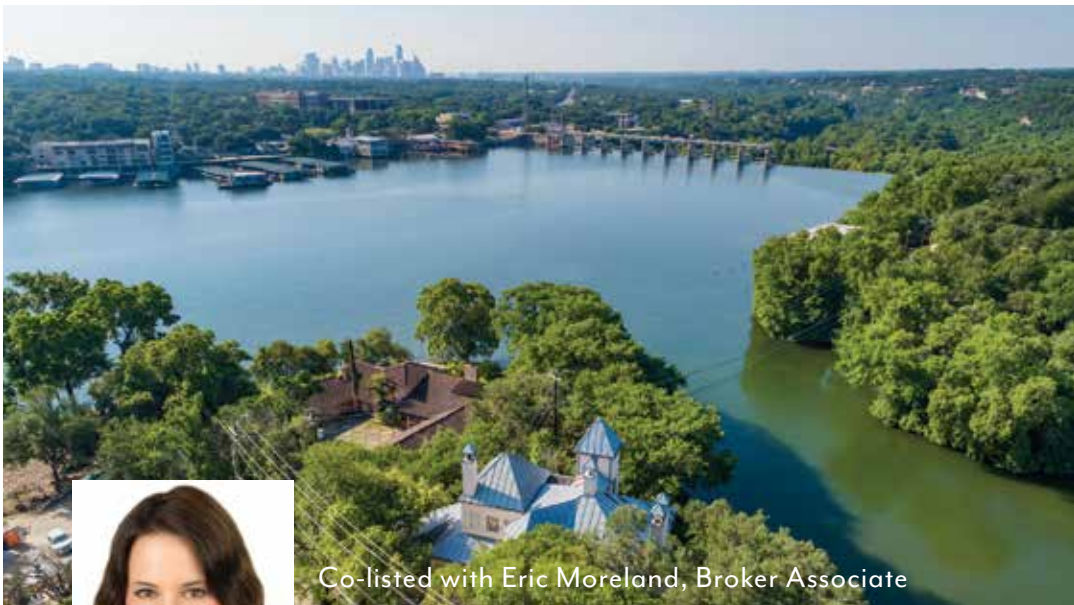
AUSTIN'S #1 INDEPENDENT BROKERAGE
for Lakefront & Luxury Sales



5804KENTUCKYDERBY.COM | \$2,600,000
5 BR | 4.5 BA | Backs to Austin Country Club golf course
AMY DEANE, REALTOR® | 512.695.4820



2701 CLEARVIEW DR | \$2,495,000
4 BR | 4 BA | The heart of Tarrytown
KATHERINE B WRIGHT, REALTOR® | 512.695.6905



Co-listed with Eric Moreland, Broker Associate
LAKESHOREWATERFRONT.COM | \$4,950,000
4 BR | 4F+2H BA | 90'+ of waterfront on Lake Austin
DANIELLE KASLING, REALTOR® | 512.633.3333



THEBARTONCOVE.COM | Price Upon Request
2 Tracts remaining | 17-19 Acres | Barton Creek oasis
SEAN MOONEY, REALTOR® | 512.289.8760



LAKEAUSTINHILLTOP.COM | \$5,999,000
11.457 Acres | 470± waterfront on main body of Lake Austin
ERIC MORELAND, Broker Associate | 512.480.0844



COMING SOON | 2705 CLEARVIEW DR | \$2,850,000
4 BR | 3.5 BA | AIA Tour home
AMY DEANE, REALTOR® | 512.695.4820



1210 WINDSOR #107 | \$449,500
2 BR | 2 BA | Clarksville condo with private courtyard
AMY DEANE, REALTOR® | 512.695.4820



Co-listed with Eric Moreland, Broker Associate
200CONGRESSAVE.COM/48QS | \$5,099,000
3 BR | 3.5 BA | Sophisticated skysrise living at The Austonian
TREY PHILLIPS, REALTOR® | 512.415.5424



ERIC MORELAND

Broker Associate, Elite 25 AustinSM
Owner of EMgroup

512.480.0844 Direct
Eric@Moreland.com
EricMorelandGroup.com



3400 HILLVIEW ROAD | HillviewRoadEstate.com | Offered at \$7.85M
6 Bd | 3F + 2H Ba | Rare .71-acre lot in Tarrytown | Listed by Andrew Ware



4400 LONG CHAMP DRIVE | LongChampResidence.com | Offered for \$9.95M
5 Bd | 4F + 2H Ba | Double lot near ACC golf course



2308 HARTFORD ROAD | HartfordResidence.com
New construction in Pemberton to be completed in August | Offered at \$5.8M



604 LOGAN'S LANE | LogansLaneWestlake.com
6 Bd | 7.5 Ba | Grand Westlake estate | Offered for \$6.2M



4817 LAGUNA LANE | LagunaLakeAustin.com
3 Bd | 2 Ba | Private boat dock | Offered at \$2.975M



1100 RIVER HILLS ROAD | RiverHillsAustin.com
15 Acres in Eanes ISD | Offered for \$9.5M



2910 EDGEWATER DRIVE | EdgewaterLakeAustin.com
3 Bd | 2.5 Ba | 200'± Waterfront on Lake Austin | Offered at \$5.35M



14208 FLAT TOP RANCH ROAD | FlatTopRanchRoad.com
5 Bd | 5F+3H Ba | 200'± Waterfront on Lake Austin | Offered for \$9.25M



CLASSIC *french moderne*

ANGELWYLDEDRIVE.COM



DIANE HUMPHREYS

Realtor®, Christie's Master's Circle Member
512.413.9406 | dianeh@moreland.com
moreland.com





about
amy

#1 PRODUCER
Company-wide 2020

#2 IN AUSTIN
by ABJ

#7 IN THE STATE
by Sales Volume as Named by
Real Trends / The Thousand

#107 IN THE NATION
by Sales Volume as Named by
Real Trends / The Thousand

\$137M
Amy's 2020 Individual Sales

74%
Amy's % of Sales in Area 1B

73%
Amy's % of private/non MLS sales



Amy Deane

REALTOR®
Elite 25 AustinSM, Luxury League
512.695.4820
amy@moreland.com

amydeane.com



The Market Is Booming & Inventory Is Low!

Are You Ready To Buy Or Sell?

It's a seller's market - Make sure you have an agent who has experience dealing with multiple offer situations in our competitive market.

The last two years were our company's best yet - We have over 35 years of experience and an unmatched knowledge of the Austin market. We can guide you through the buying and selling process, every step of the way.



Kakky Dyer
Broker
Associate
512-826-1267



806 W. 30TH 1/2 STREET | JUST SOLD
A rare sophisticated gated GEM in the Heritage neighborhood of Oakwood. This private oasis invites you to relax by a sparkling Lueders stone pool, enjoy a cold beverage on the porch or back patio, and walk or bike to restaurants, shops, UT and the hike and bike trail. The kitchen is tastefully appointed and open to dining. An office offers a quiet place to work. Upstairs the primary suite has a beautiful, spa-like Carrara marble bath with additional dressing area. Superior features include solar panels and a rainwater collection tank. There is just no other house like this one, it is a rare jewel!!! Listed for \$1,699,000.



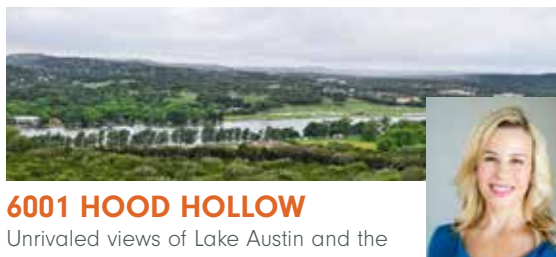
3606 WINDSOR ROAD | NOT IN MLS
On an exceptional .39 acre lot in Tarrytown, this home was designed by Hobson Crow and built by Dalgleish Construction for elegant entertaining & comfortable living. Features include 14 foot ceilings, millwork, custom leaded glass and custom staircase with enhanced detail. The kitchen opens to a comfortable living area and flows into a screened porch, wrapped by a private garden and large side yard. Main house includes 3 beds, 2 1/2 baths, plus a 1/1 garage apartment. Listed for \$3,825,000. www.3606windsorroad.com.



1516 PARKWAY | OPEN SUNDAY 2-4PM
Neighboring Pease Park, this home is on the fringes of Old Enfield and Clarksville. Walkable to the hike and bike trail, shops and restaurants along Lamar, and close to downtown and Lady Bird Lake. Large comfortable rooms plus windows and doors all around to maximize the natural light. Hardwood floors and high ceilings throughout the main living area. A wrap-around deck lets you enjoy the outdoors and a private back deck is for a cozy outdoor supper. Primary suite with fireplace also includes a separate office, secondary bedrooms include a private deck. Great for entertaining and living close to all Austin has to offer. Listed for \$1,499,000.



Cindy Goldrick
Broker
512-423-7264



6001 HOOD HOLLOW
Unrivaled views of Lake Austin and the surrounding area! Perfect for entertaining with huge terraces and floor-to-ceiling windows. The multi-level home has a great floor plan featuring 3 fireplaces, 5,427 square feet, 5 bedrooms, with 4 full and 2 half baths, which includes the 417 SF private guest suite and is a great fit for a variety of lifestyles, including a multi-generational family. An elevator allows easy access to levels and terraces. Updates include 2019 A/C, Subzero refrigerator, and new cooktop in the kitchen. Perfect location close to The Domain, Loop 360, Mopac, and just a short drive to downtown Austin. Listed for \$2,300,000. **Cindy Goldrick, Broker, 512-423-7264, and Julia Hoskins Mistler, Realtor®, 512-638-3788.**



**810 ROCK CREEK DRIVE
PRICE REDUCED**
Enjoy fabulous city views at this classic 1970's West-lake home on a private, wooded lot. Immaculately maintained by the original owner. Features include open living areas, vaulted ceilings, large windows to let light in, and a large deck to take in the wooded area and city views. Exemplary Eanes ISD schools. Close to restaurants, shops, Zilker Park, and just a short drive to downtown Austin! Listed for \$1,950,000.



222 WEST AVENUE #2701 | NOT IN MLS
Stunning 3 bedroom condo at the Seaholm Residences with views of the lake, city and hill country, and a beautiful wrap-around balcony. The kitchen features numerous upgrades and opens to the living and dining areas. The private primary suite offers a luxurious bath and customized closet. With 2 additional bedrooms and bathrooms, this is a rare Seaholm opportunity for a 3 bedroom unit with 3 parking spaces. Unbeatable amenities are offered at the Seaholm, including a gorgeous heated pool, fitness center, dog park and washing station, 24-hour concierge, and more! Enjoy easy access to the lake, trail, and all downtown Austin offers! Listed for \$3,000,000.

OUR PERFORMANCE WILL MOVE YOU

512.328.0022 | WILSONGOLDRICK.COM





MEET THE
Luxury Home
EXPERT IN AUSTIN, TEXAS

Hillary Deck

After becoming one of Chicago's top producing realtors, Hillary returned back to her roots in Austin, Texas, where she continues to be successful, working with clients throughout the city to buy & sell homes. Her real estate expertise is complemented by her previous experience as a mortgage consultant in Los Angeles and marketing executive with a high profile agency in Chicago.

"Austin is such a unique place to live. As a third generation Austinite, I know the ins and outs of the ever-changing city, while also having the advantage of starting my real estate career in the much larger, challenging market of Chicago many years ago. Through that, I have become a seasoned negotiator who can get great deals for my clients," Hillary says.

ACCOLADES

- Feature on HGTV
- Member of Austin Luxury Network
- Certified Negotiations Expert (CNE)
- Certified Luxury Home Marketing Specialist (CLHMS)



A True White Glove Experience

Hillary Deck
Sales Associate

512. 468.6214
hillary.deck@sothebysrealty.com
hillary.deck@kupersir.com



exceptional homes,



2101 Matthews
www.2101Matthews.com
\$5,500,000



1904 Hill Oaks
www.1904HillOaks.com
\$4,895,000



1402 Ethridge
www.1402ethridge.com
\$5,400,000

exceptional service



2505 Aztec
www.2505Aztec.com
\$3,300,000



3701B Gilbert
www.3701BGilbert.com
\$4,250,000

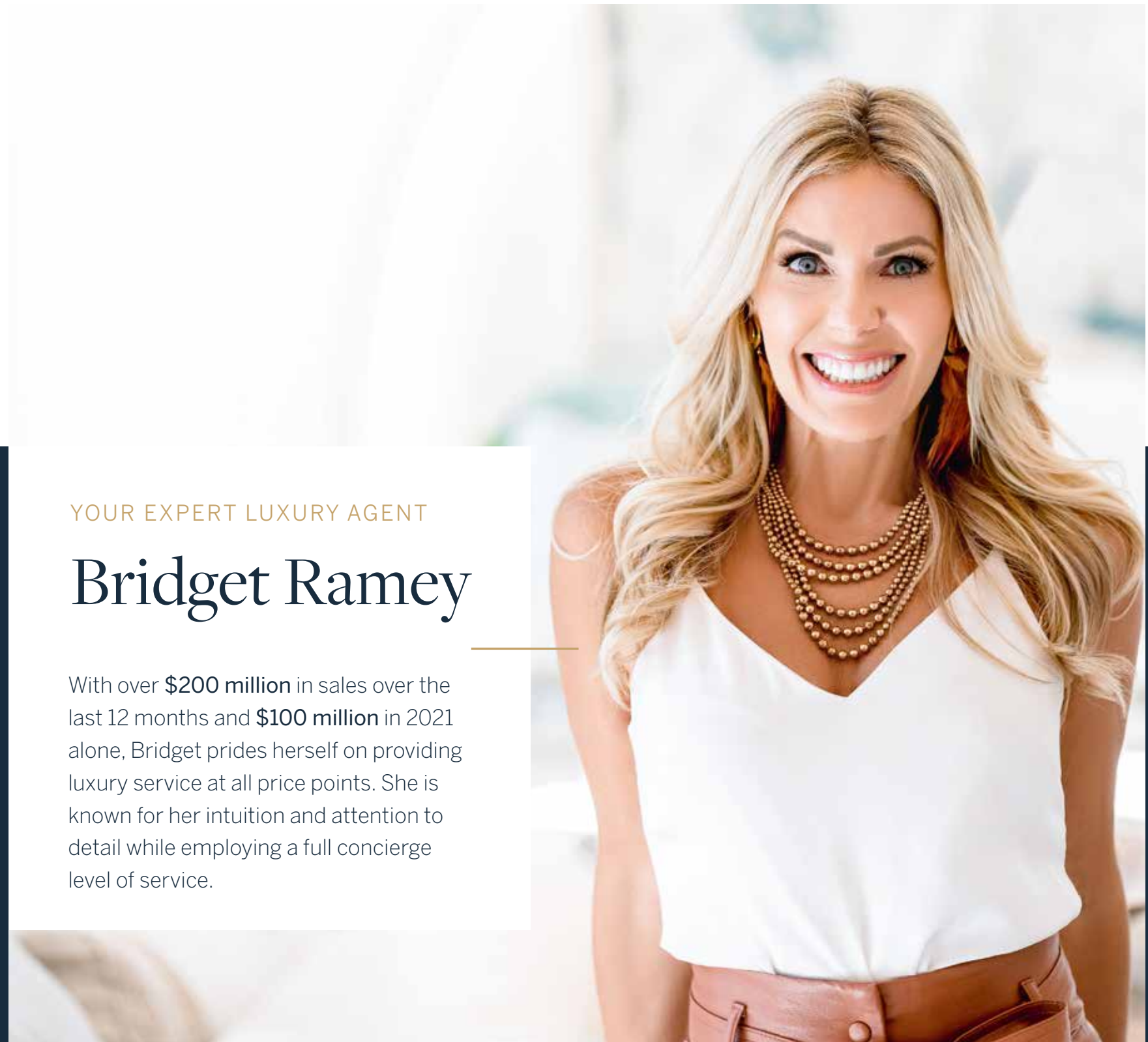
Drew Tate | 512.680.5811

Pat Tate | 512.633.0151

tateproperty.com



Service that is elevated beyond your standards.



YOUR EXPERT LUXURY AGENT

Bridget Ramey

With over **\$200 million** in sales over the last 12 months and **\$100 million** in 2021 alone, Bridget prides herself on providing luxury service at all price points. She is known for her intuition and attention to detail while employing a full concierge level of service.



ADDRESS UPON REQUEST
AVAILABLE FOR \$30,000,000
GRANDLUXEESTATEONLAKEAUSTIN.COM



SKY WEST RANCH IN FREDERICKSBURG
AVAILABLE FOR \$16,999,000
SKYWESTRANCHFREDERICKSBURG.COM



7909 BIG VIEW DRIVE • SOLD
LISTED AT \$28,500,000
LAKEAUSTINCROWNJEWEL.COM



3901 ISLAND KNOLL DRIVE • SOLD
LISTED AT \$15,000,000
ITALIANESCAPEONLAKEAUSTIN.COM

C. 512.796.2602 | BRIDGET.RAMEY@SOTHEBYSREALTY.COM | BRIDGETRAMEY.COM

Nothing Compares.