

# \$1,690,000 - 9 Chapin Ln, Austin

MLS® #9963435

## \$1,690,000

4 Bedroom, 3.00 Bathroom, 3,593 sqft  
Residential on 1 Acres

Rob Roy Ph 02, Austin, TX

Private, one-story, estate property with pool & Sport Court in Rob Roy gated community. Four bedrm, 3 bath home opens onto back deck/pool. 1.224 acre lot, terraced down to creek w/ 7 different sitting areas. Many vistas and paths for exploring. Thoughtful planning makes property feel expansive. Light and open floor plan w/ high ceilings & view of pool from every shared room creates a dynamic setting for entertaining. Large deck w/ unobstructed views of nature & big Texas sky. Eanes Schools. Agent/Owner.

Built in 1982

## Essential Information

MLS® #	9963435
Price	\$1,690,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,593
Acres	1.22
Year Built	1982
Type	Residential
Sub-Type	House
Status	Active

## Community Information

Address	9 Chapin Ln
Region	Austin - West/Westlake



Subdivision	Rob Roy Ph 02
City	Austin
County	Travis
State	TX
Zip Code	78746

### **Amenities**

Amenities	Controlled Access, High Speed Internet Access, Night Security/Patrol, Security Guard/Safety Office, Security System Monitored, Underground Utilities
Utilities	Electricity Available, Electricity on Property, Phone Available, Propane
Parking Spaces	8
Parking	Attached, Door-Single, Garage, Entry-Side
# of Garages	2
View	Hill Country, Panoramic, Woods, Creek/Stream
Waterfront	Creek/Stream
Has Pool	Yes
Pool	Attached Spa/Hot tub, Diving, Lap Pool, Perimeter Fence

### **Interior**

Interior Features	Ceiling-Cathedral, Ceiling-High, Crown Molding, French Doors, Plantation Shutters, Security System - Owned, Smoke Detector, Wet Bar, Wired For Security, Wired for Stereo, Wired For Surround Sound, Low/No VOC
Appliances	Convection Oven, Cook Top Electric, Dishwasher, Disposal, Double Oven, Dryer, Exhaust Fan Vented, Refrigerator, Stainless Steel, Washer, Water Heater Electric
Heating	Central Heat, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Family Room, Formal Living
# of Stories	1
Stories	1

### **Exterior**

Exterior Features	Balcony-Covered, Balcony-Private, Workshop, Sport Court
Lot Description	Drought Tolerant Landscaping, Private Road, Wooded, Cultivated
Roof	Metal
Construction	All Sides Masonry, Frame/Stone, HardiPlank Type, Wood Shingle

Foundation            Slab

### **School Information**

District                Eanes ISD  
Elementary            Bridge Point  
Middle                 Hill Country  
High                    Westlake

Property Listed by: West Austin Properties  
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