

\$1,495,000 - 1306 Quaker Ridge Drive, Austin

MLS® #9193949

\$1,495,000

4 Bedroom, 3.00 Bathroom, 2,765 sqft

Residential on 0.52 Acres

Lost Creek, Austin, TX

BACK ON THE MARKET AND BETTER THAN EVER

The Treehouse at 1306 Quaker Ridge | Lost Creek

Come experience the beauty of autumn from the Treehouse in Lost Creek, where panoramic Hill Country views and golden sunsets unfold from a spectacular deck. Now enhanced with over \$180,000 in 2025 improvements, including all-new siding and chimney flashing, a new tankless water heater system, a new fire-retardant garage entry door, and a beautifully updated half bath with new vanity, sink, and faucet. Walls of windows frame endless views, while vaulted ceilings with exposed beams, travertine floors, rare granite countertops, and custom kitchen cabinetry create an atmosphere of natural elegance. A refined living room with custom woodwork and a travertine fireplace opens seamlessly to the expansive outdoor living space. With four bedrooms, a renovated spa-inspired primary suite, an entertaining pergola, and a half-acre homesite within Eanes ISD, this peaceful sanctuary perfectly balances comfort, beauty, and entertaining with vista views.

treehouselostcreek.com

Built in 1982

Essential Information

MLS® # 9193949



Price	\$1,495,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,765
Acres	0.52
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1306 Quaker Ridge Drive
Area	8W
Subdivision	Lost Creek
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Curbs
Parking	Attached, Garage, Garage Door Opener, Garage Faces Side, Door-Single
Garage Spaces	2
Garages	Garage Door Opener
View	Neighborhood, Trees/Woods, City, Hills, Panoramic
Waterfront	None

Interior

Interior	Wood, Stone
Appliances	Dishwasher, Disposal, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Electric, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

# of Stories	2
Stories	Two

Exterior

Exterior Features	None
Lot Description	See Remarks, Trees Large Size, Sprinklers In Ground, Waterfall
Windows	Window Treatments
Roof	Metal
Construction	Stone, Wood Siding, Frame
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	September 1st, 2025
Days on Market	17

Listing Details

Listing Office	Legends Real Estate LLC
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