



For Sale on Market

\$3,499,950

Call 7133771022 Today!

11 EHRLICH RD, AUSTIN, TX 78746 6 BEDS, 5 FULL & 1 HALF BATH(S)

Set within the coveted Rob Roy neighborhood, 11 Ehrlich offers a thoughtfully designed Hill Country residence that blends timeless architectural character with effortless modern living. The home lives primarily on one level, creating an intuitive and comfortable flow ideal for both everyday life and entertaining. Warmth and craftsmanship define the interiors, where barrel ceilings, Cantera stone niches, and four fireplaces create a sense of depth and authenticity throughout. At the heart of the home, the main living room is anchored by exposed wood beams and opens seamlessly to views of the pool and expansive outdoor deck, inviting a true indoor outdoor lifestyle. The well appointed kitchen features Viking appliances, refrigerator drawers, custom cabinetry, granite countertops, and wine refrigeration, flowing naturally into the surrounding living and breakfast room. The primary suite offers a peaceful retreat, complete with an unexpected luxury...an indoor sauna. Outdoor living takes center stage with an expansive ipe deck surrounding a striking lagoon-style pool, and a fully equipped cabana with an outdoor kitchen and grill, perfect for hosting long evenings under the Texas sky. The grounds provide privacy and room to roam on the over 1.43 acres, and plenty of space for future enhancements like a pickleball court or sport court. A three-car garage offers ample storage, while two temperature-controlled flex spaces create versatility for a home gym, studio, workshop or nanny's quarters. A private upstairs bedroom is thoughtfully positioned to provide ideal separation for

GENERAL DESCRIPTION

- Subdivision:** Rob Roy
- Property Type:** Residential Single Family
- Bedrooms:** 6
 - Baths:** 5 Full & 1 Half
 - Stories:** 2
 - Garage:** 3 / Detached
- Year Built:** 1984
- Building Sqft:** 5,881 / Public Records
 - Lotsize:** 62,291
- Maintenance Fee:** \$1,358 / Annually
- MLS# / Area:** ABORTX-1155750



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11 Ehrlich Rd, Austin, TX 78746

Visit <https://www.har.com/ABORTX-1155750> for more information