



For Sale on Market

\$3,290,000

Call 7133771022 Today!

18 EHRLICH RD, AUSTIN, TX 78746

5 BEDS, 4 FULL & 2 HALF BATH(S)

Situated on a nearly 1.3-acre, mostly flat and fully usable lot in the gated, 24-hour guarded enclave of Rob Roy, this nearly 5,100 sq ft residence offers a rare combination of privacy, scale, and true turnkey condition. The property lives like an estate, with generous indoor spaces flowing seamlessly to an expansive backyard and pool setting. The 5-bedroom, 4.5-bath layout is exceptionally functional, featuring multiple living areas, spacious bedrooms, and a recently added upstairs media room / office completed in 2023. This addition was thoughtfully designed with foam insulation, new Sierra Pacific windows, and custom trim to integrate seamlessly with the original architecture. Major capital improvements have already been addressed. In 2023, the home received a new FWave designer synthetic slate roof, two premium Carrier Infinity Greenspeed zoned HVAC systems, and two new water heaters. Insulation throughout the home was fully removed and replaced (battling and blown), and UV and frost window film was installed upstairs and downstairs for comfort and efficiency. Interior updates include refinished hardwood floors throughout, new carpet in all upstairs bedrooms, updated lighting and new front door hardware with keyless entry. Kitchen is outfitted with premium appliances, including a Bosch 800 Series silent dishwasher, Thermador downdraft, and Thermador induction cooktop. Outdoor living is a standout feature. The backyard offers exceptional usability with a pool, stone deck and rock wall enclosure, large pavilion, & mature landscaping. Additional

GENERAL DESCRIPTION

- Subdivision:** Rob Roy
- Property Type:** Residential Single Family
- Bedrooms:** 5
- Baths:** 4 Full & 2 Half
- Stories:** 2
- Garage:** 2
- Year Built:** 1987
- Building Sqft:** 5,097 / Public Records
- Lotsize:** 54,886
- Maintenance Fee:** \$1,194 / Semi-annually
- MLS# / Area:** ABORTX-2157610



Presented By
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18 Ehrlich Rd, Austin, TX 78746 **Listing Broker**
 Visit <https://www.har.com/ABORTX-2157610> for more information **McKnight Real Estate**