

# \$1,500,000 - 7301 Vicenza Drive, Austin

MLS® #1078453

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## \$1,500,000

4 Bedroom, 3.00 Bathroom, 3,640 sqft  
Residential on 0.23 Acres

Avana Ph Two Sec Three, Austin, TX

\*\*\* One or more offers received. Deadline 2pm Monday 4/18\*\*\* Gorgeous, private new construction home in highly sought after Avana community. This home boasts 3640 square feet, 4 bedrooms, 3 full bathrooms, a dedicated study, two dining, a grand living room with vaulted ceilings, game room and even a home theater room! The desirable Broadmoor floor plan features the primary bedroom and one guest room on the main level and both lower level bathrooms also feature curb-less showers. The other two guest rooms are on the second level along with the game room and home theater. The oversized covered back patio features a built-in grill and gorgeous sunset views. This lot lies in the Avana-Alviso section with the largest 70' homesites (this one is more than 90 ft wide and 130 ft deep). It not only backs the greenbelt, but the backyard is also extended due to a vegetative easement that the City of Austin required the builder to add in the community. Homeowners do not pay taxes on this additional land within their fence line (see photo). This lot also only has one neighbor, with other side also being greenbelt. Avana homeowners have their own park, pool and activity center. The community is also surrounded by parks, creeks, public and private schools, golf courses (Grey Rock just around the corner), sports facilities and miles of hiking trails at Austin's Violet Crown Trail. Austin ISD has the selective public magnet Liberal Arts and Science Academy



High School. Homeowners have direct access to SH45, providing a quick commute into downtown Austin for restaurants, shops, bars, music venues, entertainment and more. Vacant and virtually staged photos found at [www.7301Vicenza.com](http://www.7301Vicenza.com)

Built in 2022

### Essential Information

ListingFeed	abor_vow
MLS® #	1078453
List Price	\$1,500,000
Sale Price	\$1,601,000
Sale Date	May 17th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,640
Acres	0.23
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	7301 Vicenza Drive
Subdivision	Avana Ph Two Sec Three
City	Austin
County	Hays
State	TX
Zip Code	78739

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Playground, Pool, Planned Social Activities, Street Lights, Sidewalks, Trails/Paths
Parking	Driveway, Garage Faces Front, Garage

# of Garages	3
View	Canyon, Park/Greenbelt, Hills, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Built-In Oven, Cooktop, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Water Heater, Exhaust Fan, Electric Oven, Free-Standing Refrigerator, Gas Cooktop, Disposal, Ice Maker, Microwave, Oven, Plumbed For Ice Maker, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Ceiling, Central, ENERGY STAR Qualified Equipment, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Masonry
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Gas Grill, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Backs to Greenbelt/Park, Landscaped, Sprinklers Automatic, Trees Small Size, Views
Windows	Double Pane Windows, ENERGY STAR Qualified Windows
Roof	Composition
Construction	Masonry, Stone, Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Bear Creek
Middle	Gorzycki
High	Bowie