

# **\$1,099,000 - 2529 Ambush Canyon, Leander**

MLS® #1141522

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## **\$1,099,000**

4 Bedroom, 4.00 Bathroom, 3,426 sqft  
Residential on 0.33 Acres

Fairways At Crystal Falls Sec, Leander, TX

Gorgeous new construction on the golf course with stunning views in The Fairways of Crystal Falls! This beautiful 3426 SF home sits just off the 7th fairway of the golf course and boasts 4 bedrooms, 3.5 bathrooms, home office, 3-car garage, game room, open kitchen, dining area and a large family room with soaring ceilings and gorgeous stone fireplace. Huge windows across the rear of this home frame the incredible views of the golf course and the Texas Hill Country. Stunning white oak floors flow throughout the home- including all 4 bedrooms. The beautiful kitchen opens to the family room and includes an L shaped island with both high-bar and counter-height seating, a center island, walk-in pantry, quartz countertops, and ample cabinet space. The game room features a fabulous shiplap wall accent and incredible hill country views. The views continue to the primary bedroom, which leads to an en-suite bathroom with his/hers closets, dual sinks, quartz countertops, walk-in shower, and a beautiful tile accent wall. The inviting front porch is covered, and features a gorgeous iron and glass front door. The large, covered back porch showcases the magnificent view and sits conveniently adjacent to the powder bath and game room. This is truly the ideal home for Hill Country living.



Built in 2022

## **Essential Information**

ListingFeed	abor_vow
MLS® #	1141522
List Price	\$1,099,000
Sale Price	\$1,250,000
Sale Date	July 13th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,426
Acres	0.33
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2529 Ambush Canyon
Subdivision	Fairways At Crystal Falls Sec
City	Leander
County	Travis
State	TX
Zip Code	78641

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Common Grounds/Area, Community Mailbox, Golf, Gated, Playground, Pool, Sport Court(s), See Remarks, Tennis Court(s)
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Parking Pad
# of Garages	3
Garages	Garage Door Opener
View	Golf Course, Hills, Panoramic
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Oven, Tankless Water Heater

Heating	Central, Fireplace(s), Heat Pump, Natural Gas, Zoned
Cooling	Central Air, Ceiling Fan(s), Heat Pump, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	On Golf Course, Sprinklers Automatic, Sprinklers In Ground, Views
Windows	Aluminum Frames, Double Pane Windows, Low Emissivity Windows
Roof	Metal, Shingle
Construction	Masonry, Stone, Spray Foam Insulation, Stucco
Foundation	Pillar/Post/Pier, Slab

### **School Information**

District	Leander ISD
Elementary	Whitestone
Middle	Leander Middle
High	Leander High