

\$1,477,000 - 6 Candleleaf Court, The Hills

MLS® #1189517

\$1,477,000

3 Bedroom, 5.00 Bathroom, 3,905 sqft
Residential on 0.43 Acres

Hills Lakeway Ph 02, The Hills, TX

Located in the gated golf course community of The Hills of Lakeway. Primary Bedroom and Bath are on the main level. Formal Living Room, formal Dining Room and a Family Room that is open to a chef's dream kitchen which boasts tons of cabinets, a large island, granite counters, built in Sub-Zero fridge and double ovens. There are both counter and table eating areas. There is a large laundry room with a walk-in pantry between the garage and kitchen. A Wet Bar with both a wine cooler and glass door fridge serves the entertaining areas with also a pass thru to the patio and pool. IST Intercom/ Music system throughout house and outside. 5 baths, 3 full and 2 half baths. One of the half's is directly pool accessible. The private upstairs includes two bedrooms with each having a separate bath and walk in closet. Plus, a loft room for games, media, office, man cave or whatever you want. There is also an upstairs cedar bonus room that can serve as a private guest bedroom even though it does not have a closet. The large .42-acre private cul-de-sac lot backs to two heavily treed lots on an adjoining street for extra privacy. This large lot allows room for the 3 car garage, pool & spa, plus numerous outdoor entertaining, gardening and other open areas for whatever you want. The outdoor kitchen has 2 refrigerators for food and bar, music, TV and outdoor grill. There's even a treehouse with a climbing wall for the kids or grandkids. Mandatory club membership in The



Hills is required. (See attached membership levels) Minimum required level is a social membership at \$128/month. Zoned to award-winning Lake Travis ISD. NOTE The fountain to the left of the front door is excluded, see photo in attachments.

Built in 1991

Essential Information

ListingFeed	abor_vow
MLS® #	1189517
List Price	\$1,477,000
Sale Price	\$1,600,000
Sale Date	June 1st, 2022
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,905
Acres	0.43
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	6 Candleleaf Court
Subdivision	Hills Lakeway Ph 02
City	The Hills
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Underground Utilities
Features	Clubhouse, Golf, Gated, Playground, Pool, Street Lights, Trails/Paths
Parking	Attached, Garage, Garage Faces Side
# of Garages	3

Garages Garage Door Opener

View Trees/Woods

Waterfront None

Interior

Interior Carpet, Tile, Wood

Appliances Built-In Electric Oven, Built-In Refrigerator, Double Oven, Dishwasher, Disposal, Microwave, Wine Cooler

Heating Central, Electric

Cooling Central Air, Electric

Fireplace Yes

of Fireplaces 2

Fireplaces Family Room, Living Room

of Stories 2

Stories Two

Exterior

Exterior Features Garden, Outdoor Grill, Private Yard, Rain Gutters

Lot Description Back Yard, Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot, Many Trees, Sprinklers Automatic, Trees Large Size

Windows Insulated Windows, Plantation Shutters, Window Treatments

Roof Tile

Construction Masonry

Foundation Slab

School Information

District Lake Travis ISD

Elementary Lakeway

Middle Hudson Bend

High Lake Travis