

# \$1,299,000 - 12909 Padua Drive, Austin

MLS® #1221595

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## \$1,299,000

4 Bedroom, 5.00 Bathroom, 3,469 sqft  
Residential on 0.25 Acres

Avana Phs 1 Sec 3, Austin, TX

This impeccably designed and maintained home exudes luxury, boasting 3,469 square feet of living space nestled in a quiet cul-de-sac within the sought-after Avana neighborhood of Circle C Ranch. Built in 2016, this 4-bedroom, 4.5-bathroom residence showcases over \$150,000 in premium builder upgrades, complemented by an additional \$100,000 in enhancements. A seamless open-floor plan connects the gourmet kitchen to the inviting living room, anchored by a majestic fireplace and extending effortlessly to the outdoor lounge. Set on a spacious quarter-acre lot, the property features a private, low-maintenance astro turf backyard, ideal for hosting gatherings. Entertain with ease in the outdoor lounge area, complete with a built-in grill, sink, granite countertops, fridge, a second gas fireplace, and a television included in the sale. All bedrooms are conveniently located on the main floor, with a remarkable media room with a state of the art sound & projection system complete with a screen wall and full bath upstairs. The primary bedroom offers a lavish retreat with a spa-like master bath showcasing dual rain shower heads and a generously sized walk-in closet. Enjoy the convenience of being just 15 minutes from downtown Austin, 5-minutes to amenities such as the community pool, play park, Bear Creek Elementary School, and Veritas Academy.



Built in 2016

## Essential Information

ListingFeed	abor_vow
MLS® #	1221595
List Price	\$1,299,000
Sale Price	\$1,320,000
Sale Date	April 10th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,469
Acres	0.25
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	12909 Padua Drive
Subdivision	Avana Phs 1 Sec 3
City	Austin
County	Travis
State	TX
Zip Code	78739

## Amenities

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Internet Access, Playground, Park, Pool, Street Lights, Sidewalks
Parking	Attached, Driveway, Garage Faces Front, Garage, Oversized
# of Garages	3
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	None

## Interior

Interior	Carpet, Tile
Appliances	Built-In Gas Oven, Bar Fridge, Built-In Oven, Convection Oven, Dryer,

Dishwasher, Exhaust Fan, Free-Standing Refrigerator, Gas Cooktop, Disposal, Gas Oven, Microwave, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator, Washer

Heating Central, Fireplace(s)  
Cooling Central Air, Ceiling Fan(s)  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas Log, Living Room, Outside, Stone  
# of Stories 2  
Stories Two

### **Exterior**

Exterior Features Barbecue, Exterior Steps, Garden, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters  
Lot Description Cul-De-Sac, Interior Lot, Landscaped, Sprinklers Automatic, Trees Medium Size  
Windows Plantation Shutters  
Roof Composition  
Construction Frame, Concrete, Stone, Stucco  
Foundation Slab

### **School Information**

District Austin ISD  
Elementary Bear Creek  
Middle Gorzycki  
High Bowie