

# \$1,200,000 - 6501 Sumac Drive, Austin

MLS® #1226246

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## \$1,200,000

3 Bedroom, 3.00 Bathroom, 2,982 sqft  
Residential on 0.23 Acres

Northwest Hills, Austin, TX

Contemporary-styled home in the heart of Northwest Hills w/ a fabulous pool & seemingly miles of great decks! An entertainer's paradise! Wood & tile floors everywhere w/ lots of built-ins. Walls of windows provide a light filled home. The large living room has a soaring, beamed ceiling, a floor-to-ceiling brick fireplace/hearth & an open floorplan leading to the white gleaming quartz & stainless steel kitchen. Enjoy the farmhouse sink & fabulous skylights ceiling details. The primary suite, complete with its own fireplace has a wall of windows and a deck door, leading to the sparkling pool. Enjoy views of the surrounding hillside and trees. SO FUN! The other bedrooms are across the house with a bathroom that opens to the deck-great for swimmers. Room to really spread out in the large 2nd living room with half bath. Third living area is upstairs and makes a super separate studio/office, complete w/separate entrance for visitors. So close to Doss Elementary, Murchison Middle School, Old Quarry Library, HEB, post office/great shopping. A quick drive to Mopac-so convenient. Just painted and ready for you!



Built in 1976

## Essential Information

ListingFeed	abor_vow
MLS® #	1226246

List Price	\$1,200,000
Sale Price	\$1,245,000
Sale Date	May 15th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,982
Acres	0.23
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	6501 Sumac Drive
Subdivision	Northwest Hills
City	Austin
County	Travis
State	TX
Zip Code	78731

### **Amenities**

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
Features	None
Parking	Attached Carport, Carport, Open
View	Neighborhood, Pool, Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Plumbed For Ice Maker, Range Hood, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Gas Log, Gas Starter, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Rain Gutters, Arbor
Lot Description	Bluff, Sloped Down, Gentle Sloping, Interior Lot, Trees Large Size, Trees Medium Size, Xeriscape
Windows	Skylight(s)
Roof	Composition, Shingle
Construction	Brick, Cedar, HardiPlank Type
Foundation	Raised, Slab

### **School Information**

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson