

\$2,500,000 - 15620 Grumbles Lane, Austin

MLS® #1244116

\$2,500,000

5 Bedroom, 6.00 Bathroom, 4,510 sqft
Residential on 1.00 Acres

Signal Hill Sub, Austin, TX

Welcome to Signal Hill Estates, an exclusive gated community comprising 61 estate homes, each sitting on an acre lot. One of the final three luxury homes from Ames Design Build in Signal Hill Estates, this home is a 5 bedroom 5.5 bath with a media room that opens to the back patio. Arguably the best view in Signal Hill Estates, this floor plan was designed with entertaining in mind. Both front porch and back patio offer spacious seating areas to take in the view and enjoy alfresco dining. You will be welcomed by a vaulted entry with an open foyer leading into the dining, kitchen, and living areas. Opening up to the back patio, your flex space awaits for you to choose it as a media room, game room, or wellness space. Take that cooking class you have been considering, because you will enjoy amenities such as a chef-caliber kitchen complete with stainless steel appliances by Wolf and Sub Zero, including a double oven, large 60 inch panel ready fridge/freezer, a 48-inch range with 6 burners, and a drawer microwave oven. The custom cabinetry boasts soft-close, frameless construction dovetail drawers. Ames Design Build has given great attention to every detail, with all closets including custom cabinetry, and all interior doors and trim are solid wood. Custom hardwood, tile, and tile accents add to the charm of 15620 Grumbles Lane. Four of the bedrooms have their own private bathroom, and there is an additional dedicated office or 5th bedroom. Signal Hill Estates, a paradise in Hill Country, is minutes from



shopping and dining at the Hill Country Galleria. Its unbeatable location offers easy access to hiking, golfing, and lake life, as well as a connection to downtown Austin in less than 30 minutes. Signal Hill is in the exemplary Lake Travis ISD. Welcome to your new neighborhood, and welcome to your new masterpiece of a home.

Built in 2021

Essential Information

ListingFeed	abor_vow
MLS® #	1244116
List Price	\$2,500,000
Sale Price	\$2,375,000
Sale Date	December 9th, 2022
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,510
Acres	1.00
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	15620 Grumbles Lane
Subdivision	Signal Hill Sub
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, High Speed
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Features	Internet Available, Water Connected, Underground Utilities Common Grounds/Area, Community Mailbox, Gated, Playground, Trails/Paths
Parking	Attached, Garage, Gated
# of Garages	3
View	Hills
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Double Oven, Dishwasher, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Lighting
Lot Description	Views
Windows	None
Roof	Metal
Construction	Glass, Stone
Foundation	Concrete Perimeter

School Information

District	Lake Travis ISD
Elementary	Lake Travis
Middle	Lake Travis
High	Lake Travis