\$1,999,000 - 11205 Grazing Deer Trail, Austin

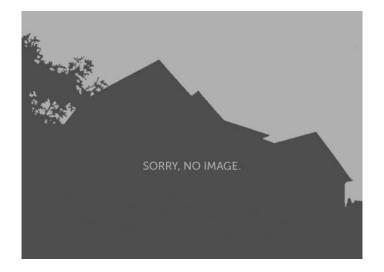
MLS® #1287056

\$1,999,000

5 Bedroom, 5.00 Bathroom, 5,310 sqft Residential on 1.43 Acres

Preserve At Barton Creek, Austin, TX

Unmatched \$376/sf on over an acre with pool in West Austin's prestigious gated community of The Preserve at Barton Creek! One of the closest neighborhoods in all of Lake Travis to Downtown Austin and Austin-Bergstrom International Airport! Zoned to the desirable Lake Pointe Elementary and Bee Cave Middle School and just minutes to the private school corridor. Surrounded by more than 4,000 acres of Barton Creek Habitat Preserve and located across from exclusive Spanish Oaks Golf Club. Built by preferred Stadler Custom Homes of Austin. Thoughtfully designed open floor plan impresses with 5 bedrooms, 5 bathrooms and 5,310 square feet. Countless updates throughout including new light fixtures, paint, AC units (2021) and more. Spacious family room features stone fireplace, abundant natural light and incredible views of backyard. Gourmet kitchen inspires with Thermador range, warming drawer, stainless steel appliances, expansive center island, granite counters and generously sized walk-in pantry. Host family and friends in adjacent dining area or in formal dining room. Entertain in spectacular formal living room crowned by striking chandelier. Great room makes ideal fitness studio. French doors open to reveal home office. Primary bedroom beckons with tray ceilings, private entrance to backyard and primary bath with dual vanities, impressive walk-in shower, jetted spa tub and two walk-in closets. Second bedroom with ensuite bath for guests conveniently located on first floor. Plus



third full bath with access to backyard.
Upstairs includes oversized bonus room, two more bedrooms sharing Jack-and-Jill bath, and fifth bedroom with ensuite bath. Indulge in the private backyard oasis adorned with mature trees, outdoor kitchen, vegetable/cut-flower garden and saltwater pool with waterfall, slide and spa. Large stone patio with fire pit and two kamado grills. Oversized 3-car garage and large circular driveway. Low tax rate. Near shopping and fine dining at Hill Country Galleria.

Built in 2005

Essential Information

ListingFeed abor_vow

MLS® # 1287056

List Price \$1,999,000

Sale Price \$1,870,000

Sale Date May 9th, 2024

Bedrooms 5
Bathrooms 5.00
Full Baths 5

Square Footage 5,310 Acres 1.43 Year Built 2005

Type Residential

Sub-Type Single Family Residence

Status Closed

Community Information

Address 11205 Grazing Deer Trail Subdivision Preserve At Barton Creek

City Austin
County Travis
State TX
Zip Code 78735

Amenities

Utilities Cable Available, Electricity Connected, High Speed Internet Available,

Propane, Water Connected, Natural Gas Not Available

Features Gated, See Remarks

Parking Attached, Concrete, Driveway, Garage, Off Street, Circular Driveway,

Door-Multi, Garage Faces Side, Inside Entrance, Kitchen Level, Paved,

Side By Side

of Garages 3

Garages Garage Door Opener

View Trees/Woods, Garden, Pool

Waterfront None Has Pool Yes

Interior

Interior Carpet, Concrete, Tile, Wood

Appliances Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater,

Microwave, Oven, Range, Refrigerator, Range Hood, Stainless Steel Appliance(s), Built-In Refrigerator, Trash Compactor, Warming Drawer

Heating Central, Propane

Cooling Central Air, Electric

Fireplace Yes # of Fireplaces 2

Fireplaces Family Room, Gas Log, Stone

of Stories 2

Stories Two

Exterior

Exterior Features Private Yard, Rain Gutters, Fire Pit, Garden, Outdoor Grill, See Remarks

Lot Description Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front,

Landscaped, Level, Native Plants, Many Trees, Sprinklers Automatic,

Trees Large Size, Trees Medium Size, Garden, Sprinklers Partial

Windows Window Treatments, Solar Screens

Roof Tile

Construction Stone, Stucco

Foundation Slab

School Information

District Lake Travis ISD

Elementary Lake Pointe

Middle Bee Cave Middle School

High Lake Travis