

# \$1,650,000 - 7709 Lazy River Cove, Austin

MLS® #1356829

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## \$1,650,000

5 Bedroom, 5.00 Bathroom, 4,875 sqft  
Residential on 0.67 Acres

Greenshores On Lake Austin Ph, Austin, TX

Low Tax Rate + Location and Lifestyle in highly coveted subdivision, The Overlook at Greenshores on Lake Austin. Gorgeous home, Meticulously cared for /Move in ready! This subdivision/home is part of the Greenshores Lake Austin POA. This includes the added benefit of exclusive member access to the private Greenshores Lakeside Park amenities (boat ramp + more) with access to prestigious Lake Austin (pictures in listing include some picnic staging items). Beautiful custom build, attention to details meet functionality + smart utilization of space for everyday living & entertaining a few or many. Main floor features spacious owners suite & bath, large closet with built ins and hidden storage. Secondary bedroom with ensuite. Family Room features eye catching stone to second floor w/ fireplace, natural light, picture windows w/ remote control light filtering shades. Media room w/ custom wood/stone/unique finishes, surround sound system/speakers, tiered seating, 82" TV (wall can accommodate up to 100" TV), custom led lighting. Color changeable tray ceiling lighting. Game room nearby. 2 dining areas (breakfast & dining), mud room, kitchen island accommodates 6 person seating, custom cabinetry SS appliances, gas range and a huge pantry. Office ideally located away from family living areas for work privacy. Laundry also accommodates a second space for a refrigerator, work space/sink & cabinets. Upstairs, remaining three bedrooms also boast good sized rooms, 2 baths (1 w/private



ensuite). + Flex room (see virtual staging pictures). Walk in storage areas. Walk in mechanical room also w/ easy access to water heaters is another benefit. Spacious back patio with tongue & groove ceiling, 2 high efficiency ceiling fans, fireplace, TV, roughed in for outdoor kitchen, gas line, hot/cold plumbing for sink & electric. Retaining wall, approx 100sq ft decorative block pad, cedar fence screens, river rock, mature plants. Wonderful established neighborhood, convenient to major roads, shopping, amenities & downtown.

Built in 2015

### **Essential Information**

ListingFeed	abor_vow
MLS® #	1356829
List Price	\$1,650,000
Sale Price	\$1,650,000
Sale Date	October 5th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,875
Acres	0.67
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	7709 Lazy River Cove
Subdivision	Greenshores On Lake Austin Ph
City	Austin
County	Travis
State	TX
Zip Code	78730

## Amenities

Utilities	Cable Available, Cable Connected, Electricity Available, High Speed Internet Available, Propane, Sewer Connected, Water Connected, Underground Utilities
Features	Lake, Curbs
Parking	Attached, Door-Multi, Garage, Kitchen Level, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Waterfront	Lake Privileges

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Cooktop, Down Draft, Double Oven, Dishwasher, Exhaust Fan, Electric Oven, Gas Cooktop, Disposal, Microwave, Range Hood, Self Cleaning Oven
Heating	Central, Natural Gas, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Outside, Wood Burning
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Medium Size
Windows	Blinds, Double Pane Windows, Drapes, Window Treatments
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum