

# \$1,475,000 - 3508 Lyons Road, Austin

MLS® #1398959

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## \$1,475,000

4 Bedroom, 4.00 Bathroom, 2,091 sqft  
Residential on 0.16 Acres

Siegmund Add Sec 03, Austin, TX

\*\*\*Offers Received!!! Best and final offers are due at Noon Monday, April 4th. Seller reserves the right to accept an offer prior to the deadline.

This stunning contemporary residence with upscale finishes is nestled in one of East Austin's most sought-after neighborhoods and minutes from downtown, 5-star restaurants, entertainment, music venues, Lady Bird Lake, walking/biking trails and backs to Boggy Creek Farm.

Step inside, and the clean, minimalist lines, complemented by the neutral hues and light hardwood flooring, rush to greet you. The main living area is flanked by the chef's kitchen, complete with neutral countertops, modern backsplash, exquisite stainless steel appliances and waterfall island. The private guest bedroom with full bath rounds out the first floor.

The primary and additional secondary bedroom are located on the second floor along with a large balcony, landing and conveniently located laundry. The ensuite primary bedroom offers private balcony entrance, walk-in closet, quartz counters and dual sinks.

Third floor offers bonus room that can be used as a flex space or additional bedroom that includes a full bath.

Welcome home!



Information provided by seller & to be independently verified by purchaser.

Built in 2022

### Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 1398959                 |
| List Price     | \$1,475,000             |
| Sale Price     | \$1,500,000             |
| Sale Date      | May 5th, 2022           |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 2,091                   |
| Acres          | 0.16                    |
| Year Built     | 2022                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3508 Lyons Road     |
| Subdivision | Siegmund Add Sec 03 |
| City        | Austin              |
| County      | Travis              |
| State       | TX                  |
| Zip Code    | 78702               |

### Amenities

|              |  |
|--------------|--|
| Utilities    | Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected |
| Features     | None, Curbs  |
| Parking      | Assigned, Attached, Door-Single, Driveway, Garage Faces Front, Garage  |
| # of Garages | 1  |
| Garages      | Garage Door Opener   |

|            |      |
|------------|------|
| View       | None |
| Waterfront | None |

### **Interior**

|              |   |
|--------------|---|
| Interior     | Tile, Wood  |
| Appliances   | Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Oven, Ice Maker, Refrigerator |
| Heating      | Natural Gas   |
| Cooling      | Ceiling Fan(s), Electric, Separate Meters, Zoned                                  |
| # of Stories | 2   |
| Stories      | Two   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | No Exterior Steps, Private Entrance, Private Yard |
| Lot Description   | Corner Lot, Landscaped, Sprinklers Automatic      |
| Windows           | Insulated Windows                                 |
| Roof              | Composition                                       |
| Construction      | HardiPlank Type, Spray Foam Insulation            |
| Foundation        | Slab  |

### **School Information**

|            |                   |
|------------|-------------------|
| District   | Austin ISD        |
| Elementary | Govalle           |
| Middle     | Martin            |
| High       | Eastside Memorial |