

# \$1,150,000 - 6203 Highland Hills Drive, Austin

MLS® #1445549

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## \$1,150,000

3 Bedroom, 2.00 Bathroom, 2,637 sqft  
Residential on 0.29 Acres

Highland Hills Sec 09 Ph 02, Austin, TX

Escape to the Nature Lovers Sanctuary, a charming retreat boasting 3 bedrooms and 2 bathrooms sprawled across 2637 square feet. Meticulously updated while preserving its original treehouse allure, this home is a tranquil oasis. Step onto the expansive 40-foot deck offering serene views of the terraced, wooded backyard. A paved walkway leads to the garden gazebo, perfect for sipping morning coffee or fostering a child's sense of wonder in the dream-like yard. Inside, cathedral wood ceilings and stunning wood floors create an inviting ambiance, complemented by Marvin Windows that flood the space with natural light. Cozy up by the gas fireplace in the main living area or gather in the updated kitchen featuring a KitchenAid gas stove and sleek Silestone countertops. A second living area boasts a wall of built-in desks, a TV area, and space for special projects. The primary bedroom resembles a luxury spa retreat, offering full views of the deck and expansive views. Stop by for a visit so we can welcome you home!



Built in 1977

## Essential Information

ListingFeed	abor_vow
MLS® #	1445549
List Price	\$1,150,000
Sale Price	\$1,080,000

Sale Date	May 14th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,637
Acres	0.29
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	6203 Highland Hills Drive
Subdivision	Highland Hills Sec 09 Ph 02
City	Austin
County	Travis
State	TX
Zip Code	78731

### Amenities

Utilities	Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Water Available
Features	None
Parking	Open, Off Street, Parking Pad
View	Hills, Trees/Woods
Waterfront	None

### Interior

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Exhaust Fan, Free-Standing Range, Disposal, Gas Water Heater, Microwave, Oven, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Washer
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1

Stories	One
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**Exterior**

Exterior Features	Exterior Steps, Private Yard
Lot Description	Sloped Down, Interior Lot, Many Trees, Trees Large Size, Xeriscape
Windows	Double Pane Windows, Window Treatments
Roof	Composition
Construction	Masonry
Foundation	Slab

**School Information**

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