

# \$1,200,000 - 7608 Northcrest Boulevard, Austin

MLS® #1503475

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## \$1,200,000

4 Bedroom, 4.00 Bathroom, 2,744 sqft  
Residential on 0.19 Acres

Holiday Hills Sec 01, Austin, TX

Exquisite 3/2.5 home with a dedicated study and separate ADU with a full kitchen, living room, bedroom, and bathroom - a perfect set up for short or long term guests! Attention to detail was combined with premier craftsmanship to create this masterpiece! The open floorplan is beautifully framed with high vaulted ceilings, abundant natural light, and luxury vinyl-plank flooring throughout. The designer kitchen steals the show with modern two-tone cabinetry, a beautiful mix of quartz and granite countertops, a trendy tile backsplash, sleek stainless-steel appliances including a gas range, and a decadent breakfast bar where guests can socialize. The unique floorplan hosts two spacious living areas including a large family room with a gas fireplace that opens to the kitchen and private patio. The spacious primary suite invokes relaxation with an airy vaulted ceiling, a large walk-in closet, and an opulent primary bathroom appointed with stunning tile accents, a double vanity with vessel sinks, a glamorous freestanding tub, and a massive frameless vertical spa shower as well as 2 skylights. Also found in the main residence are two light-filled bedrooms, a modern guest bathroom, a dedicated home office (or flex room!), and an awesome laundry room with a utility sink and dog wash station. The attached ADU can be accessed via a private entrance off the back patio and features a full kitchen with a sink, dishwasher, beautiful open shelving, and an electric cooktop. The large backyard is



surrounded by a wood privacy fence and is the perfect setting for hosting fun outdoor events. A can't beat location with easy access to 183 and I-35 and equidistance from The Domain and Downtown Austin. Schedule a showing today!

Built in 1961

### Essential Information

ListingFeed	abor_vow
MLS® #	1503475
List Price	\$1,200,000
Sale Price	\$1,150,000
Sale Date	September 28th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,744
Acres	0.19
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	7608 Northcrest Boulevard
Subdivision	Holiday Hills Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78752

### Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Water Available
Features	None, Curbs

Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage, Off Street
# of Garages	1
View	None
Waterfront	None

### **Interior**

Interior	Tile, Vinyl
Appliances	Dishwasher, Free-Standing Gas Oven, Free-Standing Gas Range, Disposal, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Level, Moderate Trees, Private
Windows	Double Pane Windows, Vinyl
Roof	Composition, Shingle
Construction	Brick, HardiPlank Type
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Brown
Middle	Webb
High	Navarro Early College