

# \$1,799,900 - 2625 Arion Circle, Austin

MLS® #1526182

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## \$1,799,900

6 Bedroom, 5.00 Bathroom, 5,016 sqft  
Residential on 0.39 Acres

Woods Of Greenshores Sec 01, Austin, TX

Currently leased at \$9950 until 7/31/24.

Tenant is open to move out early. Tucked away in the gated community Woods of Greenshores, sits this stunning 5016 sqft. home on a .39 AC corner lot. Home backs to expansive protected greenspace. This beautifully updated home boasts spacious ceiling heights w/open & inviting floor plan. Chef-inspired kitchen features large center island & breakfast area & is the heart of the home. Recent updates include new ceiling height cabinets, countertops, backsplash, fixtures & island sink. Well-appointed kitchen integrates built-in 48" Subzero side-by-side refrigerator/freezer, 6-burner commercial gas cooktop w/double ovens, microwave drawer, & walk-in pantry. Custom window shades, designer fixtures, & built-ins have been added & updated throughout including new fireplace in the family room. Entertain family & friends outside on covered terrace complete w/outdoor kitchen. Cozy up to the fireplace overlooking the sparkling, heated pool and spa & enjoy lush landscape. Secluded primary suite is situated on main level & features newly remodeled spa-like bath w/frameless glass walk-in shower, dual vanities, towel warmer, two walk-in closets & vast amount of natural light. On main level is where guest quarters are located offering spacious bedroom & en suite bathroom. Upstairs is where game room/flex space w/access to covered balcony overlooking pool sits along w/spacious media room. Four secondary bedrooms & two full



bathrooms are also located on second level. All bathrooms throughout have been remodeled w/new flooring & wall tile, fixtures, countertops, shower doors & paint. Oversized laundry w/ tons of storage, utility sink, updated floor & wall tile. Two car garage w/epoxy floors & overhead storage w/an additional one car garage featuring a Tesla Powerwall. Emma Long Park, iconic Ski Shores & shores of Lake Austin are just around the corner. Convenient commutes to DT Austin, Arboretum & Domain. Make this your own private oasis today!

Built in 2014

### Essential Information

ListingFeed	abor_vow
MLS® #	1526182
List Price	\$1,799,900
Sale Price	\$1,750,000
Sale Date	June 26th, 2024
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,016
Acres	0.39
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2625 Arion Circle
Subdivision	Woods Of Greenshores Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78730

## Amenities

Utilities	Cable Available, Electricity Available, Propane
Features	Curbs, Gated, Sidewalks
Parking	Attached, Door-Multi, Electric Vehicle Charging Station(s), Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Hills, Pool
Waterfront	None
Has Pool	Yes

## Interior

Interior	Tile, Wood
Appliances	Built-In Gas Range, Built-In Oven, Double Oven, Dishwasher, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas Log, Outside
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Exterior Steps, Lighting, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Backs to Greenbelt/Park, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Blinds, Double Pane Windows, Window Treatments
Roof	Composition, Metal
Construction	Masonry, Stucco
Foundation	Slab

## School Information

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