

# **\$1,295,000 - 11304 Sierra Blanca Street, Austin**

MLS® #1636041

---

## **\$1,295,000**

5 Bedroom, 4.00 Bathroom, 3,388 sqft  
Residential on 1.03 Acres

Anderson Mill Estates Sec 04, Austin, TX

Welcome home to Anderson Mill Estates where you will find all of the conveniences of comfort, privacy, and entertainment, in this spacious split-level ranch style home. Walk through the front door and enter the main level, featuring a spacious kitchen, living room, and master bedroom. The kitchen has plenty of storage and a large pantry for an organized chef, who can prep on granite countertops, and work with highly durable stainless steel appliances. The master bedroom has a large bathroom, walk-in shower and double vanities. The living and dining areas have beautiful natural light with French doors leading to the backyard. A laundry room, second bedroom and second living area, full bathroom and a current office that could become a 6th bedroom is also located on the main level. It is an incredibly unique and efficient space for you! Continue to three (3) additional bedrooms located on the lower level, with one full bathroom and an ample cedar closet perfect for a potential wine cellar or your everyday organizational and storage needs. Positioned on a wonderful 1+ acre lot with shade from over 30 manicured trees, including large Heritage Trees, lush St. Augustine grass, this is your opportunity to enjoy your own a private oasis. The covered patio is perched high to overlook the large manicured yard and inviting pool. Entertain your guest poolside, create warmth and relax next to the stone fireplace. Also in the backyard is a storage building, pump house, private water well, and 2800



gallon cistern for irrigation. Let's talk  
garages – not only do you have an attached  
2 car garage with built-in cabinets and epoxy  
floor, you get an additional 2 1/2 detached  
garage perfect for car lover or even a golf  
simulator room, with built-in cabinets, work  
bench and epoxy floor. You hit the trifecta of  
Round Rocks ISD top-rated schools with  
Spicewood Elementary, Canyon Vista MS, and  
Westwood HS zoned for your new home.  
HVAC systems in the home were replaced in  
2020.

Built in 1975

### Essential Information

ListingFeed	abor_vow
MLS® #	1636041
List Price	\$1,295,000
Sale Price	\$1,221,000
Sale Date	September 20th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,388
Acres	1.03
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	11304 Sierra Blanca Street
Subdivision	Anderson Mill Estates Sec 04
City	Austin
County	Travis
State	TX
Zip Code	78726

## Amenities

Utilities	Electricity Available, Water Available
Features	None
Parking	Attached, Door-Single, Detached, Garage, Garage Faces Side, Circular Driveway, Oversized, Workshop in Garage
# of Garages	4
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	None

## Interior

Interior	Laminate, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Electric Oven, Electric Range, Electric Water Heater, Free-Standing Electric Range, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s)
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Free Standing
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters, See Remarks
Lot Description	Back Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side
Windows	Blinds, Drapes, Screens, Skylight(s)
Roof	Composition, Shingle
Construction	HardiPlank Type, Stone
Foundation	Slab

## School Information

District	Round Rock ISD
Elementary	Spicewood
Middle	Canyon Vista
High	Westwood