

\$1,300,000 - 709 July Johnson Drive, Austin

MLS® #1650291

\$1,300,000

4 Bedroom, 4.00 Bathroom, 3,343 sqft
Residential on 1.02 Acres

The Estates of Sawyer Ranch, Austin, TX

Bring your dream to life at this peaceful paradise in the hill country. Sitting on a 1 acre lot in The Estates of Sawyer Ranch, this 2019 built, barely lived in, single-story beauty features 4 bedrooms, 3.5 baths, a dedicated study, and a flawless backyard oasis. The expansive, open concept living, kitchen and dining was designed to accommodate everything from daily life with the ones closest to you to large gatherings for birthdays, holidays, and more. The enchanting living space is perfection with its expansive wall of tinted windows, faux wood beamed ceiling, and floor to ceiling stone fireplace. The designer finishes in this kitchen will have you swooning; antique white cabinetry with bronze hardware, granite countertops, under cabinet lighting, and tile backsplash. You will love creating your favorite dishes with high-end GE appliances, including a 6 burner gas cooktop, built-in oven and microwave. The kitchen freely flows into the large, window wrapped dining space, perfect for serving meals. A built-in buffet provides space for all of your servingware and boasts a high-end wine fridge. The timeless owner's suite is the epitomy of serenity and relaxation with a faux wood beamed, tray ceiling, wood flooring, and a wall of windows, with remote shades, that showcase the backyard oasis. A chic ensuite bath is a luxurious pamper zone with 2 oversized vanities, a walk-in shower, and a large walk-in closet with a custom shelving and drawer system. Disciplining yourself to work



will be easy in the sunny home office with a built-in desk with hidden printer drawer. Alfresco entertaining has been taken to the next level in the resort-style backyard with an expansive, covered back patio with outdoor kitchen and stone fireplace, sparkling pool and spa, and poolside cabana with a tv. The location is fantastic, with Cypress Elementary and Middle Schools just down the street, and Belterra Village less than 10 mins away. Super low tax rate + zoned for acclaimed DSISD!

Built in 2019

Essential Information

ListingFeed	abor_vow
MLS® #	1650291
List Price	\$1,300,000
Sale Price	\$1,431,000
Sale Date	April 15th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,343
Acres	1.02
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	709 July Johnson Drive
Subdivision	The Estates of Sawyer Ranch
City	Austin
County	Hays
State	TX
Zip Code	78737

Amenities

Utilities	Electricity Available, Natural Gas Available, Water Available
Features	Community Mailbox
Parking	Attached, Door-Multi, Garage, Garage Faces Side
# of Garages	3
View	None
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Range Hood, Water Softener Owned, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Gas Grill, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Sprinklers Automatic, Sprinklers On Side, Trees Medium Size
Windows	Screens, Shutters
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Dripping Springs ISD
Elementary	Cypress Springs
Middle	Sycamore Springs
High	Dripping Springs