

\$1,199,000 - 3309 Garden Villa Lane, Austin

MLS® #1680071

\$1,199,000

4 Bedroom, 4.00 Bathroom, 2,294 sqft
Residential on 0.16 Acres

Garden Oaks, Austin, TX

New construction in the highly coveted Garden Villa-78704! This modern and chic home boasts four bedrooms and four baths, offering ample space for living and entertaining. As you enter the home, you'll immediately notice the open and inviting floor plan, with large windows allowing plenty of natural light to fill the space. The living area features beautiful, wide-plank white oak wood floors, adding warmth and character to the room. Expand the living space when you step outside to your own private oasis with a fenced yard offering plenty of room for outdoor activities on a cool Austin night. The open floor plan allows for entertaining and a continuous flow into the kitchen. The stainless steel appliances are a chef's dream! Gorgeous quartz countertops, and an oversized island add to the culinary experience. A large bedroom downstairs with a full bath allows for comfort & accessibility. The master suite is a peaceful retreat, featuring a spa-like bathroom and a private balcony overlooking the yard and city lights. You'll also find two additional bedrooms, each with their own en suite bath, offering comfort and privacy for all. Step outside to your own private oasis with a fenced yard offering plenty of space for outdoor activities and entertaining. This home offers additional flex areas for exercise equipment or home office. Located just minutes from downtown, you'll be able to take advantage of all that Austin has to offer. Enjoy the vibrant South Congress shopping and restaurant scene, or take a stroll through the



many parks and green spaces in the area.
This stunning new build offers a luxurious and comfortable living space, complete with modern amenities and unbeatable location. Don't miss your opportunity to make this house your dream home.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	1680071
List Price	\$1,199,000
Sale Price	\$1,150,000
Sale Date	April 30th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,294
Acres	0.16
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3309 Garden Villa Lane
Subdivision	Garden Oaks
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	See Remarks, Underground Utilities
Features	See Remarks
Parking	Garage
# of Garages	1
View	City Lights

Waterfront None

Interior

Interior Tile, Wood

Appliances Built-In Gas Oven, Built-In Gas Range, Dishwasher, Refrigerator, Stainless Steel Appliance(s)

Heating Central

Cooling Central Air

Stories Three Or More

Exterior

Exterior Features Private Yard

Lot Description Corner Lot, Landscaped, Level, Native Plants, Private

Windows Insulated Windows

Roof Metal, Shingle

Construction Brick, HardiPlank Type

Foundation Slab

School Information

District Austin ISD

Elementary Dawson

Middle Lively

High Travis