

# \$1,700,000 - 1312 Shannon Oaks Trail, Austin

MLS® #1714275

## \$1,700,000

4 Bedroom, 3.00 Bathroom, 2,899 sqft  
Residential on 0.31 Acres

Woods Westlake, Austin, TX

Fabulous updated home in Woods of Westlake. Unbeatable location just across 360 from Westlake High School, walkable Barton Creek Greenbelt "Hill of Life" trail. The backyard is a dream with a beautiful pool, sport area w/ turf and covered patio. The garage is temperature controlled and is equipped with a Tesla charger. You don't want to miss this one! [www.1312shannonoaks.com](http://www.1312shannonoaks.com)



Built in 1983

### Essential Information

ListingFeed	abor_vow
MLS® #	1714275
List Price	\$1,700,000
Sale Price	\$1,500,000
Sale Date	July 5th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,899
Acres	0.31
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1312 Shannon Oaks Trail
Subdivision	Woods Westlake
City	Austin
County	Travis
State	TX
Zip Code	78746

### **Amenities**

Utilities	Electricity Available, Phone Connected
Features	Trails/Paths, Curbs
Parking	Attached, Driveway, Garage, Lighted, Garage Faces Side, Electric Vehicle Charging Station(s)
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Dryer, Dishwasher, Electric Cooktop, Disposal, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, Sport Court
Lot Description	Back Yard, Front Yard, Gentle Sloping, Sprinklers In Front, Landscaped, Private, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows	Bay Window(s), Window Treatments
Roof	Composition
Construction	Masonry, Wood Siding
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge
High	Westlake