

\$1,175,000 - 9637 Chamois Way, Austin

MLS® #1741767

\$1,175,000

4 Bedroom, 4.00 Bathroom, 3,083 sqft
Residential on 1.00 Acres

Preserve at Thomas Springs, Austin, TX

Rare opportunity in an exclusive 32-home subdivision within minutes of Austin, Bee Cave and Dripping Springs. Built in 2017, this beautiful single-story David Weekley "Marconi" is perfectly situated on a level, one-acre corner lot. Boasting almost 3100sf, this freshly painted home presents a well-designed floor plan including 4 bedrooms, 3.5 baths, an open family room with a corner fireplace, formal dining with built-in dry bar and wine storage, a dedicated study with French doors, and a 3-car garage with extended side bump out. The heart of this home is the eat-in kitchen showcasing granite countertops, shining stainless-steel GE appliances, built-in convection oven and microwave, propane cooktop, ample cabinet space, a corner pantry and an expansive center island that is sure to please the family foodie. The kitchen seamlessly flows into both the dining and family rooms making it easy to enjoy the company of those relaxing nearby. This bright, open-concept home is highlighted by the natural light pouring into the family room through the wide sliding glass doors and walls of windows spanning across the back of the home. The generously sized owner's retreat features an inviting and roomy en-suite bath with a spa-like walk-in shower with rain head, spacious vanity and double sinks, and a large walk-in closet. Separated from the primary bedroom are great options for family and guests to enjoy a large secondary en-suite with full bath or two additional secondary



bedrooms with shared full bath. Whether watching the game or sipping morning coffee, the expansive outdoor covered patio has it all with motorized retractable screens, a woodburning fireplace, an eight-person hot tub and an extended composite deck. The backyard has plenty of room to kick the ball around, the avid gardener to harvest summer veggies, or even let Rover roam freely in the fully fenced space.

Built in 2017

Essential Information

ListingFeed	abor_vow
MLS® #	1741767
List Price	\$1,175,000
Sale Price	\$1,175,000
Sale Date	April 12th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,083
Acres	1.00
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9637 Chamois Way
Subdivision	Preserve at Thomas Springs
City	Austin
County	Travis
State	TX
Zip Code	78736

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Propane, Water Connected, Underground Utilities
Features	Community Mailbox, Suburban
Parking	Attached, Concrete, Door-Multi, Driveway, Garage, Inside Entrance, Garage Faces Side, Side By Side
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Convection Oven, Dishwasher, Exhaust Fan, Disposal, Gas Water Heater, Microwave, Propane Cooktop, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Refrigerator
Heating	Exhaust Fan, Electric, Fireplace(s), Heat Pump
Cooling	Electric, Heat Pump
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Outside, Propane, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	In-Wall Pest Control System, No Exterior Steps, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Sprinklers In Rear, Sprinklers In Front, Level, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Medium Size
Windows	Blinds, Double Pane Windows, Low Emissivity Windows, Screens, Vinyl, Window Treatments
Roof	Composition, Shingle
Construction	Blown-In Insulation, Brick Veneer, Masonry, Radiant Barrier, Stone Veneer
Foundation	Slab

School Information

District	Austin ISD
Elementary	Baldwin

Middle
High

Small
Bowie