

\$1,325,000 - 9263 Scenic Bluff Drive, Austin

MLS® #1751058

\$1,325,000

4 Bedroom, 4.00 Bathroom, 3,675 sqft
Residential on 0.33 Acres

Barton Creek West, Austin, TX

Nestled in the serene Barton Creek West; a quiet neighborhood of Westlake, boasting low traffic volume and the prestigious Eanes ISD School District. This residence offers the perfect blend of comfort and convenience, with Westridge Middle School within walking distance and Barton Creek Elementary just a short drive away. Step inside to discover the timeless elegance of wood floors adorning both levels. Each of the large 4 bedrooms is equipped with ample closets for storage. The master bedroom, conveniently located downstairs, features a luxurious ensuite bathroom with custom cabinets, deep soaking tub, and beautiful granite, while 3 additional bedrooms await upstairs. The main-floor office with built-in cabinets and shelves, can effortlessly transform into a 5th bedroom with its full bathroom. The 3-car garage comes equipped with built-in storage cabinets and a workbench. Entertain guests in style with formal dining and living areas, or gather in the generously sized kitchen boasting abundant counter space, double ovens, huge walk-in pantry, a breakfast area, and a center island. The kitchen and all bathrooms have been tastefully remodeled. Step outside to your private oasis—a large, flat fenced backyard beckons, complete with a screened-in porch (16x13 ft) and a huge deck. And for additional leisure space, the upstairs family room offers ample room and is open to below. The 400 acres of Greenbelt and the 7 miles of hike/bike trails, in addition to the park/play area, 2 pools,



basketball court, and vball court, provide ample outdoor activities all in your own subdivision. Close to Galleria Mall and shopping, while a short drive to Austin Downtown. W/D and fridge in the utility room convey.

Built in 1992

Essential Information

ListingFeed	abor_vow
MLS® #	1751058
List Price	\$1,325,000
Sale Price	\$1,267,790
Sale Date	May 24th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,675
Acres	0.33
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9263 Scenic Bluff Drive
Subdivision	Barton Creek West
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Connected, Water Connected
Features	Common Grounds/Area, Community Mailbox, Playground, Park, Pool, Planned Social Activities, Sport Court(s), Sidewalks, Trails/Paths
Parking	Garage Faces Side
# of Garages	3

View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Double Oven, Dryer, Dishwasher, Electric Cooktop, Disposal, Microwave, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Moderate Trees
Windows	Blinds, Double Pane Windows, Solar Screens
Roof	Composition
Construction	Masonry
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge
High	Westlake