

# \$1,500,000 - 7107 Sungate Drive, Austin

MLS® #1756796

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## \$1,500,000

4 Bedroom, 4.00 Bathroom, 3,111 sqft  
Residential on 0.25 Acres

Highland Hills Northwest Sec 3, Austin, TX

This fabulous Northwest Hills property is the quintessential family home and was even used as the set for an ESPN/ACADEMY SPORTS commercial set to air during the college football season. Roomy, meticulously maintained, and move-in ready after a six-figure renovation. New tile kitchen backsplash, along with new natural stone quartzite in the kitchen and Primary Bath. New quartz countertops in the secondary baths and new tile flooring in the baths. All selections complement the existing hardwood floors (no carpet). Huge kitchen designed for entertaining with bar and butler's pantry. Tons of natural light filters through plantation shutters. Escape to a backyard paradise with multiple shade trees, screened-in porch, garden beds, and a freshly stained deck – plus room for a pool. 4 bedrooms, 3.5 baths including one secondary bedroom with en suite bath. Large Primary Retreat includes two closets and a completely renovated Primary Bath with walnut vanity, soaking tub, and large, walk-in rain shower. Flex room upstairs. Multiple built-ins and closets throughout the home offer ample storage space. Monitor your new smart home with Google Nest smoke alarms, locks, and thermostats (NEW 5-ton dual zone HVAC) and WiFi-enabled Samsung appliances in the kitchen. All popcorn removed (even in the 2-car garage), smooth walls, freshly painted. Garage has walk-in closet for storage and workshop area with door leading to outside. Walk/bike less than a mile to Doss



and Murchison. Close to literally everything you need in NW Hills plus easy access to Arboretum/Domain/Burnet Rd/Downtown/UT and as little as 20 minutes to the airport via new 183 toll road. Seller leaseback requested.

Built in 1967

### Essential Information

ListingFeed	abor_vow
MLS® #	1756796
List Price	\$1,500,000
Sale Price	\$1,649,000
Sale Date	November 4th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,111
Acres	0.25
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	7107 Sungate Drive
Subdivision	Highland Hills Northwest Sec 3
City	Austin
County	Travis
State	TX
Zip Code	78731

### Amenities

Utilities	Above Ground Utilities, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None, Curbs
Parking	Attached, Door-Single, Garage Faces Front, Garage
# of Garages	2

View	None
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Gas Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Garden, Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Level, Native Plants, Many Trees, Sprinklers Automatic
Windows	Plantation Shutters, Window Coverings, Window Treatments
Roof	Composition
Construction	Brick Veneer, Frame
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson