

# \$1,950,000 - 1709 Saracen Road, Austin

MLS® #1763540

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## \$1,950,000

5 Bedroom, 5.00 Bathroom, 3,919 sqft  
Residential on 0.29 Acres

Austin Lake Hills Sec 01, Austin, TX

Modern design with a thoughtful floor plan, this new construction residence was designed by award winning architect Davey McEathron Architecture & expertly crafted by Juneberry Homes. The striking exterior is a blend of native Limestone & warm Doug Fir wood accents. Enter the home through a custom, metal-fabricated front door & find a unique, coat closet behind a hidden door. Main living area is an open floor plan featuring a large living space lined with Western sliders.

Limestone is carried seamlessly from the exterior to interior & is anchored with a gas fireplace. The gourmet kitchen features custom white oak cabinetry, dark Quartzite countertops, & top of the line JennAir appliances including a 6 burner 48-inch range with griddle & stainless steel refrigerator. Next to the kitchen is the dedicated dining area complete with a built in wet bar, storage cabinets & custom wine display cubbies built out of white oak. The expansive primary suite on the main level carries indoor to outdoor living with a wall lined with Western sliders opening onto the pool deck. The ensuite bathroom is a sanctuary with black Makoto wall to ceiling tile in the shower complete with dual shower heads, rain head & a deep soaking tub. Upstairs is the bonus loft perfect for a game room, playroom, office or 2nd living & 3 additional bedrooms, two of which have ensuite bathrooms, a dedicated office (which could be a 5th bedroom) & another full bathroom. Other features include 2 car garage



with EV charger, solid core interior doors & RAM windows throughout, spray foam insulation, dual tankless water heaters, dual AC units, metal roof with gutters, & full irrigation. Optional HOA with lake access available in neighborhood. Juneberry Homes is a reputable & experienced luxury home builder specifically in the Cuernavaca neighborhood. A blue tape walk through & 1-2-10 insurance backed Builder's Warranty is offered

Built in 2023

### Essential Information

ListingFeed	abor_vow
MLS® #	1763540
List Price	\$1,950,000
Sale Price	\$1,893,000
Sale Date	March 8th, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,919
Acres	0.29
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1709 Saracen Road
Subdivision	Austin Lake Hills Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78733

### Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	Barbecue, Clubhouse, Lake, Playground, Park, Pool
Parking	Attached, Concrete, Direct Access, Driveway, Garage Faces Front, Garage, Gravel, Kitchen Level, Side By Side, Electric Vehicle Charging Station(s)
# of Garages	2
View	Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Terrazzo, Tile, Wood
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Range, Refrigerator, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Propane, Stone
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Yard, Landscaped, Level, Native Plants, Private, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Xeriscape
Windows	Aluminum Frames, Double Pane Windows
Roof	Metal
Construction	Glass, Masonry, Concrete, Spray Foam Insulation, Stucco, Wood Siding
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake