

# \$1,450,000 - 8546 Adirondack Trail 10, Austin

MLS® #1766012

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## \$1,450,000

3 Bedroom, 4.00 Bathroom, 3,010 sqft  
Residential on 0.51 Acres

Spicewood Vista Condo Amd, Austin, TX

With showstopping panoramic views, this warm contemporary home in the private Spicewood Vista enclave offers a desirable location, excellent schools, and flexible live, work and play spaces indoors and out. The tranquil primary suite, an office with built-in desk and storage, a gleaming chef's kitchen, and living and dining areas are on the main entry level. A media room plus two bedrooms and two baths are downstairs. Nearly all rooms offer expansive views of Austin's hills and gorgeous sunsets, while multiple outdoor living spaces provide room to escape or entertain.

A former Symphony Showcase property, this home was built by Lamar Homes with upgrades galore including dramatic wood ceiling beams, hardwood floors, stainless steel kitchen countertops, a prep/bar sink in the kitchen, a wet bar in the media room, designer plumbing fixtures, and custom cabinetry throughout the home and garage. French doors open to a balcony that provides the perfect quiet spot to enjoy morning coffee or watch the sun as it sets over the hills.

In the primary bedroom, big, sunny windows and fabulous natural light create the perfect sanctuary. The bath has two sinks, granite counters, a relaxing jetted tub, shower with a built-in seat, and a walk-in closet.

Downstairs, there are two bedrooms, two



baths, a media/game room, and laundry. The spacious media room has a projection system, hidden movie screen, plenty of room for a pool table and is perfect for a quiet movie night or entertaining friends. A wet bar with fridge keeps snacks and drinks handy. Right outside is a screened porch that can hold seating for a crowd. From the porch, there are stairs to the flat, usable back yard and a storage shed.

The community comprises 24 homes, a private, park, and an outdoor sitting area for residents. Schools include Hill Elementary, Murchison Middle and Anderson High, all IB program schools. The JCC, medical centers, grocery stores and top employers are nearby.

Built in 2002

### **Essential Information**

ListingFeed	abor_vow
MLS® #	1766012
List Price	\$1,450,000
Sale Price	\$1,435,000
Sale Date	May 2nd, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,010
Acres	0.51
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	8546 Adirondack Trail 10
Subdivision	Spicewood Vista Condo Amd
City	Austin

County Travis  
State TX  
Zip Code 78759

### **Amenities**

Utilities Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Phone Available, Sewer Connected  
Features Common Grounds/Area, See Remarks, Trails/Paths  
Parking Attached, Garage Faces Front, Garage, Guest  
# of Garages 2  
View Hills, Panoramic, Trees/Woods  
Waterfront None

### **Interior**

Interior Carpet, Tile, Wood  
Appliances Built-In Electric Oven, Bar Fridge, Built-In Oven, Cooktop, Dryer, Washer/Dryer Stacked, Dishwasher, Electric Oven, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater  
Heating Central, Natural Gas  
Cooling Central Air, Electric  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
# of Stories 2  
Stories Two

### **Exterior**

Exterior Features Balcony, Exterior Steps, Lighting, Private Yard, Rain Gutters, Uncovered Courtyard  
Lot Description Back Yard, Sloped Down, Sprinklers In Rear, Sprinklers In Front, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Views  
Windows Drapes, Window Treatments  
Roof Spanish Tile  
Construction Stone Veneer, Stucco  
Foundation Slab

### **School Information**

District Austin ISD

Elementary

Middle

High

Hill

Murchison

Anderson