

# \$1,300,000 - 4012 Travis Country Circle, Austin

MLS® #1804720

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## \$1,300,000

4 Bedroom, 3.00 Bathroom, 3,390 sqft  
Residential on 0.25 Acres

Travis Country, Austin, TX

Discover the perfect blend of comfort, style, and convenience at this stunning home nestled in the highly sought-after Travis Country community. This home offers a serene retreat surrounded by nature's beauty while still providing easy access to downtown.

The home has great street appeal with an upstairs balcony, gable roof and landscaping abundant with mature trees, offering ample shade in a picturesque setting.

The backyard is a true sanctuary, featuring a large, treed lot backing onto a tranquil greenbelt, perfect for quiet mornings or relaxing evenings outdoors.

Inside, the home has a well-designed layout that includes a huge primary bedroom on the second level. This spacious master suite is a haven of relaxation, complete with a large area for a library, office or just a space to relax.

There is a large master bathroom and an expansive walk-in closet.

The main level hosts a secondary bedroom with a full bath, ideally situated for privacy for a teen or overnight guests, enhancing the home's versatility.

The Travis Country community is celebrated for its serene environment, characterized by extensive greenbelts, mature trees and serene fish and duck pond, enhancing the peaceful ambiance. Residents can enjoy a community garden where they can cultivate plants and socialize. The area is also equipped with well-maintained, lighted tennis and sports courts, offering ample opportunities for



recreational activities.

Despite its quiet, secluded feel, the community provides straightforward routes to the city's vibrant downtown and convenient airport access, ensuring that you enjoy the best of both worlds. 4012 Travis Country Circle is more than just a home—it's a lifestyle waiting to be embraced by those who appreciate a balance of peaceful living and urban convenience. Don't miss the opportunity to make this exquisite property your own.

Built in 1997

### Essential Information

ListingFeed	abor_vow
MLS® #	1804720
List Price	\$1,300,000
Sale Price	\$1,250,000
Sale Date	May 21st, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,390
Acres	0.25
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	4012 Travis Country Circle
Subdivision	Travis Country
City	Austin
County	Travis
State	TX
Zip Code	78735

### Amenities

Utilities Electricity Connected, Fiber Optic Available, Natural Gas Connected,

Sewer Connected, Water Available

Features Common Grounds/Area, Community Mailbox, Fishing, Playground, Pool, Sport Court(s), See Remarks, Tennis Court(s), Trails/Paths, Curbs

Parking Attached, Driveway, Garage Faces Front, Garage

# of Garages 2

View Park/Greenbelt, Trees/Woods

Waterfront None

### **Interior**

Interior Carpet, Tile, Wood

Appliances Built-In Oven, Cooktop, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, Microwave

Heating Central, Fireplace(s), Natural Gas

Cooling Central Air, Electric

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Stone

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Balcony, Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Landscaped, Many Trees, Sprinklers Automatic, Trees Large Size

Windows Double Pane Windows, Solar Screens, Tinted Windows

Roof Composition, Shingle

Construction Stone, Vinyl Siding

Foundation Slab

### **School Information**

District Austin ISD

Elementary Oak Hill

Middle O Henry

High Austin