

# \$1,290,000 - 4450 Stearns Lane, Sunset Valley

MLS® #1855273

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## \$1,290,000

3 Bedroom, 3.00 Bathroom, 3,134 sqft  
Residential on 1.00 Acres

Nelson Harry 05, Sunset Valley, TX

Gorgeous custom home in Sunset Valley on rare one acre backing to Barton Creek Greenbelt. Enjoy the best of both worlds with peaceful living encircled by nature but a couple of miles from downtown Austin. Imagine walking to the crystal clear creek from your own backyard! This unique property features concrete and wood floors, native landscaping, oversized deck, outdoor shower, playscape and raised garden beds. Huge enclosed patio with stone grill and ceiling fans overlooks the park-like backyard. Open kitchen/living area with stone fireplace, tall ceilings and generous windows with a stunning view of the greenbelt. This home is perfect for entertaining with inviting courtyard entry, a well-equipped kitchen with tons of counter space and beautiful large curved breakfast bar. Tons of shopping and restaurants very close-by. Low property tax rate. 2/3 garage has a temporary conversion with separate outside office door. This property feels like you're in the country but it's in a tiny pocket so close to South Lamar/Mopac. It is one of a kind and can't be replicated! Motivated Seller, great opportunity here.



Built in 2007

## Essential Information

ListingFeed	abor_vow
MLS® #	1855273

List Price	\$1,290,000
Sale Price	\$1,150,000
Sale Date	July 19th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,134
Acres	1.00
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	4450 Stearns Lane
Subdivision	Nelson Harry 05
City	Sunset Valley
County	Travis
State	TX
Zip Code	78735

### **Amenities**

Utilities	Electricity Available, Phone Available, Water Available
Features	Sidewalks
Parking	Attached, Door-Multi, Garage
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Concrete, Slate, Wood
Appliances	Built-In Oven, Convection Oven, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Water Heater, Disposal, Microwave, Wine Refrigerator
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room

# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Playground, Rain Gutters, RV Hookup
Lot Description	Backs to Greenbelt/Park, Trees Large Size, Trees Medium Size, Xeriscape
Windows	None
Roof	Composition
Construction	Frame, Stone, Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin