

# \$1,125,000 - 3909 Berryhill Way, Austin

MLS® #1914637

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## \$1,125,000

4 Bedroom, 3.00 Bathroom, 2,619 sqft  
Residential on 0.26 Acres

Northmoor Park, Austin, TX

Welcome to this stunning two-story, 4 bedroom, 2.5-bathroom home nestled on a .25-acre cul-de-sac lot. As you enter, you're greeted by high ceilings and hardwood flooring that flows throughout the main level. The study provides a perfect space for a home office or even a reading nook. The flex space on the main level can easily transform into an additional office, playroom, formal dining room or lounge space as shown in the virtual staging. The living and dining areas offer a warm and inviting atmosphere with natural light that pours in from the large glass doors and bay windows – complete with a fireplace for those chilly evenings to cozy up to catch your favorite show.

The updated kitchen has quartz countertops, stainless steel appliances, and room for a portable storage island. Enjoy the view of the living, dining, and tree-filled backyard while cooking or step outside to the large back porch accessed by three sets of French doors. The primary suite is conveniently located on the main level and features a large shower, garden tub, and dual vanities – not to mention the large walk in closet. Upstairs, you'll find three additional bedrooms and a bathroom, as well as two balconies overlooking the quaint front yard. This home is filled with classic architectural detailing and timeless design finishes. With its convenient location and fenced backyard, this is the perfect place to call home. Easy access to MoPac and just 10 minutes from Downtown!



Schedule your showing today so you don't miss the opportunity to make this home your own!

Built in 1983

### Essential Information

ListingFeed	abor_vow
MLS® #	1914637
List Price	\$1,125,000
Sale Price	\$1,035,000
Sale Date	May 31st, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,619
Acres	0.26
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	3909 Berryhill Way
Subdivision	Northmoor Park
City	Austin
County	Travis
State	TX
Zip Code	78731

### Amenities

Utilities	Above Ground Utilities, Electricity Available, Natural Gas Available, Phone Connected
Features	None
Parking	Attached, Garage
# of Garages	2
View	Trees/Woods
Waterfront	None

## **Interior**

Interior	Carpet, Tile, Wood
Appliances	Down Draft, Double 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	Gas, Great Room, Living Room
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Balcony, Lighting, Rain Gutters
Lot Description	Sloped Down, Irregular Lot, Many Trees, Trees Large Size
Windows	None
Roof	Asphalt
Construction	Brick, Cement Siding
Foundation	Slab

## **School Information**

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum

## **Additional Information**

RE / Bank Owned Yes