

\$1,595,000 - 7109 Montana Norte, Austin

MLS® #1948530

\$1,595,000

5 Bedroom, 5.00 Bathroom, 3,317 sqft
Residential on 0.29 Acres

Highland Hills Northwest Sec 6, Austin, TX

Come home to your sanctuary with a pool, large private yard and three fireplaces in coveted Northwest Hills! Situated on 1/3 of an acre and surrounded by mature live oaks, this 5-bedroom 5-bath home boasts a floorplan equally suited to entertaining, working from home or spreading out to relax with its intimate and warm spaces. The main level includes the kitchen, main living area, two dining areas, the primary bedroom suite, a separate office and a full guest suite. The open kitchen is equipped with KitchenAid and LG stainless steel appliances, new backsplash and an eat-in island that opens to a breakfast dining area. The second dining room overlooks the pool and backyard and features abundant natural light through skylights, large picture windows and double glass patio doors where you can dine al fresco overlooking the pool and lush landscaping. The open living room is both expansive and cozy and has vaulted ceilings and a stone fireplace is filled with lots of natural light with large picture windows, glass patio doors overlooking the serene backyard, and skylights. Upstairs has three bedrooms, three full bathrooms and a second living/flex space. The location could not be more convenient with easy access to Mopac, 183, 360, and Research Boulevard. HEB grocery, post office, CVS, numerous banks and dining options, churches, the JCC are all less than 5 minutes away. The Domain and Arboretum are 10 minutes away. Elementary and middle schoolers can walk (5-7 min) to Doss



Elementary and Murchison Middle School. For outdoor enthusiasts, Bull Creek District park is 1 mile away with 23 hiking and biking trails! This home has it all with a large 2 car garage and work area, long driveway, and fabulous entertaining backyard. With a brand new roof and central A/C, you can move right in and enjoy the summer poolside!

Built in 1972

Essential Information

ListingFeed	abor_vow
MLS® #	1948530
List Price	\$1,595,000
Sale Price	\$1,500,000
Sale Date	July 20th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	3,317
Acres	0.29
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	7109 Montana Norte
Subdivision	Highland Hills Northwest Sec 6
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Connected, Water Available
Features	None

Parking	Attached, Direct Access, Driveway, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dryer, Dishwasher, Freezer, Gas Cooktop, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Den, Gas, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Native Plants, Private, Many Trees, Sprinklers Automatic, Trees Medium Size
Windows	Blinds, Drapes
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson