

# **\$1,650,000 - 3317 Scenic Overlook Trail, Austin**

MLS® #1955705

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## **\$1,650,000**

5 Bedroom, 5.00 Bathroom, 4,321 sqft  
Residential on 1.01 Acres

Canyons At Lake Travis, Austin, TX

Multiple Offers, offer deadline Tuesday April 26, at 10am.

Gorgeous two story home situated on over an acre of land! This 5 bedroom, 4.5 bathroom home is an oasis in the exclusive gated community of the Canyons in Lakeway with all custom built homes, so each home is unique in their own way. This home is accessed through elegant French doors, and features fully custom 20ft grand ceilings, hardwood floors throughout. Upon entering this home is the grand entrance foyer that leads to the kitchen, dining area, and living room. The open-concept kitchen has a large 11ft granite kitchen island with a butler pantry, vast counterspace, and SS appliances, perfect for the inspired home chef. The large living room has a wall of windows, making it an easy entrance for natural lighting, and a 74" built-in fireplace. The spacious primary bedroom is secluded from other secondary bedrooms, creating lots of privacy, and has an en-suite bathroom with dual vanity, soaking tub, and a large walk-in shower and walk-in closet. The curved stairs lead to the 3 other secondary bedrooms and the game room. The backyard is an entertainer's dream with an outdoor kitchen and covered patio leading down to the large field. Lots of privacy with tall mature trees surrounding the yard. Don't miss out on this gem!



Built in 2016

## Essential Information

ListingFeed	abor_vow
MLS® #	1955705
List Price	\$1,650,000
Sale Price	\$1,645,000
Sale Date	May 20th, 2022
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,321
Acres	1.01
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	3317 Scenic Overlook Trail
Subdivision	Canyons At Lake Travis
City	Austin
County	Travis
State	TX
Zip Code	78734

## Amenities

Utilities	Electricity Connected, Fiber Optic Available, Propane, Water Connected
Features	Community Mailbox, Gated
Parking	Attached, Door-Multi, Door-Single, Garage, Parking Pad, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Hills, Neighborhood, Trees/Woods
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Double Oven, Dishwasher, Electric Oven, Disposal, Gas Range, Gas Water Heater, Microwave, Range Hood, Water Softener Owned,

	Stainless Steel Appliance(s)
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Barbecue, Exterior Steps, Lighting, Outdoor Grill, Rain Gutters
Lot Description	Drip Irrigation/Bubblers, Sprinklers In Rear, Sprinklers In Front, Landscaped, Moderate Trees, Native Plants, Private, Sprinkler - Rain Sensor, Sprinklers Automatic, Trees Small Size
Windows	Plantation Shutters, Screens, Window Treatments
Roof	Shingle
Construction	Frame, Masonry, Concrete, Stone, Stucco
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Lake Travis
Middle	Hudson Bend
High	Lake Travis