

# \$1,499,000 - 44 Tiburon Drive, The Hills

MLS® #1964722

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## \$1,499,000

4 Bedroom, 5.00 Bathroom, 3,633 sqft  
Residential on 0.34 Acres

Hills Lakeway Ph 04, The Hills, TX

Pristinely remodeled 4 bedroom/4.5 bath custom built home with pool on The Hills of Lakeway Signature Golf Course. One of the few homes in the Hills with a large backyard on the golf course. The backyard is wonderful for entertaining with pool, outdoor grill, built-in smoker and 250-year-old oak tree with landscape lighting. Features include wide-plank wood floors, Thermador appliances, marble counters in kitchen, granite counters in master bath, California Closet system in master closets, quartz counters in other baths, ice maker, double convection oven, gas Thermador cooktop, two woodburning fireplaces, formal sitting room and formal dining room, 2 car garage plus golf cart garage. Most rooms have stunning views of The Hills Signature Golf Course and the gorgeous backyard. Zoned to award-winning Lake Travis ISD.



Built in 1990

## Essential Information

ListingFeed	abor_vow
MLS® #	1964722
List Price	\$1,499,000
Sale Price	\$1,730,000
Sale Date	February 28th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	3,633
Acres	0.34
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	44 Tiburon Drive
Subdivision	Hills Lakeway Ph 04
City	The Hills
County	Travis
State	TX
Zip Code	78738

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Clubhouse, Dog Park, Fitness Center, Golf, Gated, Pet Amenities, Playground, Park, Property Manager On-Site, Pool, Restaurant, Sport Court(s), Sidewalks, Tennis Court(s), Trash Pickup Door to Door, Trails/Paths
Parking	Circular Driveway, Garage
# of Garages	3
Garages	Garage Door Opener
View	Golf Course, Pool
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Electric Range, Built-In Oven, Built-In Refrigerator, Convection Oven, Double Oven, Dryer, Dishwasher, Electric Water Heater, Gas Cooktop, Disposal, Ice Maker, Microwave, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units, Zoned
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Den, Living Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Landscaped, On Golf Course, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Windows	Drapes, Plantation Shutters, Solar Screens, Window Coverings, Window Treatments
Roof	Tile
Construction	Stucco
Foundation	Slab

### **School Information**

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