

\$1,160,000 - 7316 Fabion Drive, Austin

MLS® #1967158

\$1,160,000

4 Bedroom, 4.00 Bathroom, 3,721 sqft
Residential on 0.24 Acres

Great Hills Sec 31, Austin, TX

Unbelievable opportunity to live in highly desirable Great Hills! This stunning 4 bedroom 4 bath home has been meticulously maintained & is sure to impress. Highly functional floorplan offers bright natural light, gourmet kitchen that opens to family room, dedicated office & multiple living spaces. The main bedroom is located on the first floor and offers a serene en suite bath & walk in closet. Upstairs features custom wood flooring, grand wrought iron staircase, gameroom, 3 additional bedrooms & 2 baths. Also upstairs, as a bonus there is an additional room with reinforced flooring currently used for storage - but may easily be finished out to be used as 5th bedroom, media room or flex space. The outdoor space showcases a custom deck that runs the length of the house; perfect for entertaining family & friends or just to simply relax & enjoy the view. To top it off this home is zoned to Westwood High School. Seller to convey: office furniture, dining room table & chairs



Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	1967158
List Price	\$1,160,000
Sale Price	\$1,090,000
Sale Date	August 30th, 2023

Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,721
Acres	0.24
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	7316 Fabion Drive
Subdivision	Great Hills Sec 31
City	Austin
County	Travis
State	TX
Zip Code	78759

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached, Garage Faces Front, Garage
# of Garages	3
Garages	Garage Door Opener
View	Garden, Neighborhood
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Washer
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Native Plants, Sprinklers Automatic, Trees Large Size
Windows	Blinds, Screens, Window Treatments
Roof	Composition, Metal
Construction	Masonry
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Laurel Mountain
Middle	Canyon Vista
High	Westwood