

# \$1,200,000 - 1313 Shannon Oaks Trail, Austin

MLS® #2045605

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## \$1,200,000

4 Bedroom, 3.00 Bathroom, 2,243 sqft  
Residential on 0.34 Acres

Woods of Westlake, Austin, TX

This 4-bedroom, 2 ½ bath home is conveniently situated in the much sought after Westlake area, just west of Hwy 360, and within walking distance of Westlake High School. Located in the Eanes ISD, this home has easy access to downtown, Zilker Park, and Barton Springs Pool. Within minutes, you can drive to Lady Bird Lake trails for a morning bike ride or run. Additionally, the entrance to the Barton Creek Greenbelt Trail is just a third of a mile walk away.

Positioned on a corner lot encompassing one third of an acre, You'll appreciate the modern updates in both the kitchen and bathrooms, including stainless steel appliances, floor-to-ceiling cabinets, and a convenient pantry. The wood deck out back stretches the length of the house and provides the perfect space for outdoor entertaining, dining, or even working from home while taking in the beautiful scenery. The roof was just replaced in 2019, so you can rest easy knowing you're covered. The primary bedroom has its own private deck and remodeled bathroom, while the family room includes a vaulted ceiling, cozy fireplace, and serene views of the spacious backyard, dotted with mature trees.

Built in 1981

## Essential Information

ListingFeed      abor\_vow



MLS® #	2045605
List Price	\$1,200,000
Sale Price	\$1,250,000
Sale Date	April 14th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,243
Acres	0.34
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1313 Shannon Oaks Trail
Subdivision	Woods of Westlake
City	Austin
County	Travis
State	TX
Zip Code	78746

### **Amenities**

Utilities	Underground Utilities
Features	None
Parking	Attached, Door-Single, Garage
# of Garages	2
View	None
Waterfront	None

### **Interior**

Interior	Carpet, Tile
Appliances	Built-In Oven, Double Oven, Dishwasher, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning

# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Sprinklers Automatic
Windows	Screens
Roof	Composition
Construction	Masonry
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge
High	Westlake