

\$1,295,000 - 9408 Scenic Bluff Drive, Austin

MLS® #2054511

\$1,295,000

4 Bedroom, 3.00 Bathroom, 2,934 sqft
Residential on 0.30 Acres

Barton Creek West, Austin, TX

This beautiful home defines transitional comfort and style and it offers privacy backing to the neighborhood greenbelt preserve, a perfect oasis for those seeking nature and relaxation. You'll be greeted by the warmth and elegance of Mesquite wood flooring that flows seamlessly throughout the living spaces and adds a touch of luxury. Hickory wood flooring has been added to all upstairs bedrooms and nicely compliments the Mesquite. The spacious kitchen boasts lovely Nesto Marble countertops, glass backsplash, stainless appliances, a Silestone sink, an abundance of storage, and a large breakfast area. All rooms on the back side enjoy nice pool, backyard, and neighborhood preserve views. The main level primary suite is the perfect retreat with its ensuite bathroom that has been updated to feel like a spa. The luxurious finishes include Brazilian Carrara Marble counters, a cast iron claw foot tub, and frameless glass shower enclosure. The upstairs secondary bedrooms are equally spacious with walk-in closets. The hall bath is finished with quartz counters, penny tiles, and subway bath surround tiles. You'll love the office/craft room, a versatile area that can be tailored to your specific needs. Several noteworthy upgrades include Solar panels with daylight backup and runs even when grid is down, double pane/low E windows, HVAC™s, oversized rain gutters, 2018 roof, and smart controlled pool and irrigation. The backyard features a refreshing pool, where



you can cool off during hot Texas summers. Whether you're swimming, sunbathing, or hosting a barbecue, this outdoor space is designed for fun and relaxation. Enjoy all that Barton Creek West has to offer. Among the amenities are two swim centers, sport court, large playground, sidewalks, expansive nature trails, and active social calendar. Neighborhood kids attend Barton Creek Elementary and West Ridge Middle, both within easy walking/biking distance, and Westlake High.

Built in 1990

Essential Information

ListingFeed	abor_vow
MLS® #	2054511
List Price	\$1,295,000
Sale Price	\$1,225,000
Sale Date	December 27th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,934
Acres	0.30
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9408 Scenic Bluff Drive
Subdivision	Barton Creek West
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	Community Mailbox, Playground, Park, Pool, Sport Court(s), See Remarks, Trash Pickup Door to Door, Trails/Paths, Curbs
Parking	Attached, Door-Single, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Neighborhood, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Slate, Tile, Wood
Appliances	Built-In Electric Oven, Down Draft, Dryer, Dishwasher, Electric Cooktop, Free-Standing Refrigerator, Disposal, Water Softener Owned, Stainless Steel Appliance(s), Tankless Water Heater, Washer
Heating	Central, Heat Pump, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters, See Remarks
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Interior Lot, Landscaped, Sprinklers Automatic, Trees Large Size
Windows	Double Pane Windows, Low Emissivity Windows, Vinyl
Roof	Composition, Shingle
Construction	Brick, HardiPlank Type
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge
High	Westlake