

\$1,499,900 - 3707 Laurel Ledge Lane, Austin

MLS® #2076036

\$1,499,900

4 Bedroom, 4.00 Bathroom, 3,750 sqft

Residential on 0.29 Acres

Highland Hills Sec 08, Austin, TX

WHOA, BABY, STOP THE CAR! This is the SWEET BLANK CANVAS you've been waiting for, priced right and just ripe for your own customization. "Good bones," immaculately clean, perfectly livable, EXCELLENT FLOORPLAN, lovely distant view of the hills through walls of windows, study/office near entry on main floor. Built in 1973 on a lush tree covered lane, maintained through the years, you get to upgrade baths etc. to your delight. The less fun tasks have been done for you already: Updated kitchen; ROOF Dec. 21; HVAC service; landscaped Mar 22; drainage improved; fresh exterior and some interior paint; two of three water heaters replaced in 2021; updated ceiling fans; popcorn removed in upstairs study and downstairs; generic carpet installed so you can enjoy fresh clean flooring while deciding on your custom upgrades. Check the market and you'll see neighborhood comps hundred\$ of thousand\$ higher, so there's plenty of headroom for your upgrades.



Built in 1973

Essential Information

ListingFeed	abor_vow
MLS® #	2076036
List Price	\$1,499,900
Sale Price	\$1,499,900
Sale Date	May 4th, 2022

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,750
Acres	0.29
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3707 Laurel Ledge Lane
Subdivision	Highland Hills Sec 08
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Natural Gas Connected, Sewer Connected
Features	Park
Parking	Attached
# of Garages	2
View	Hills
Waterfront	None

Interior

Interior	Carpet, Wood
Appliances	Dishwasher, Gas Cooktop, Microwave
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Masonry
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Garden
Lot Description	Sloped Down, Many Trees, Trees Medium Size
Windows	Double Pane Windows
Roof	Composition
Construction	Frame
Foundation	Slab

School Information

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson