

# \$1,799,900 - 3301 Scenic Overlook Trail, Austin

MLS® #2147901

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## \$1,799,900

4 Bedroom, 4.00 Bathroom, 4,252 sqft  
Residential on 1.01 Acres

Canyons At Lake Travis, Austin, TX

Step inside this spectacular single-story home located on a beautiful wooded lot just over one acre in the privacy of The Canyons at Lake Travis. The open floor plan and attention to detail on this house exude luxury and quality. This home features four bedrooms, a separate study, a wine/bar room, a large game/media room, 3.5 bathrooms, an amazing inground pool, and a four-car garage! A true entertainer's paradise with spacious rooms, an open kitchen, a built-in outdoor grill on a huge covered back porch, an in-ground pool, and several areas for relaxing and entertaining. The large lot provides nearly a half acre to build an ADU, pickle-ball or basketball court, or golf simulator space, among many other possibilities. The manicured gated neighborhood space is close to 620, 2222, and 71, and is zoned to the highly rated Lake Travis school district.



Built in 2014

## Essential Information

ListingFeed	abor_vow
MLS® #	2147901
List Price	\$1,799,900
Sale Price	\$1,751,000
Sale Date	June 22nd, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	4,252
Acres	1.01
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	3301 Scenic Overlook Trail
Subdivision	Canyons At Lake Travis
City	Austin
County	Travis
State	TX
Zip Code	78734

### **Amenities**

Utilities	Electricity Available, Propane, Phone Connected
Features	Gated
Parking	Attached, Garage, Door-Multi
# of Garages	4
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Double Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	See Remarks
Lot Description	Backs to Greenbelt/Park, Many Trees, Sprinklers Automatic, Sprinklers In Ground, See Remarks, Trees Medium Size, Irregular Lot
Windows	Blinds
Roof	Composition
Construction	Masonry, Stucco, Stone Veneer
Foundation	Slab

### **School Information**

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