

# \$2,300,000 - 7305 Chimney Corners, Austin

MLS® #2149807

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## \$2,300,000

4 Bedroom, 3.00 Bathroom, 3,302 sqft  
Residential on 0.25 Acres

Highland Hills Northwest Sec 5, Austin, TX

This exquisite and modern new construction home is situated on a gorgeous tree-covered lot in Northwest Hills. Built by The Muskin Company, one of Austin's premier home builders and designed by award-winning architect, Don Harris. This spacious 4 bedroom, 3 bath home features a primary suite on the main level overlooking the backyard with a luxurious en-suite bath complete with a soaking tub and an oversized walk-in shower. Enjoy cooking and entertaining in the chef's kitchen with quartz countertops, Zellige tile backsplash, rift-sawn oak shelving, custom cabinetry, a butler's pantry, and Thermador appliances including a built-in refrigerator & freezer. Dramatic two-story living room with a statement gas fireplace and natural transition via sliders to an outdoor patio. There is plenty of space to spread out with a guest bedroom downstairs, two additional secondary bedrooms upstairs, separate study, upstairs den and a balcony overlooking the flat backyard with room for a pool! Strategically placed windows and doors allow for an abundance of natural light throughout the home. Go green with features including low e Quaker windows, spray foam & blown-in insulation, LED lighting and a dedicated outlet for an electric car!



Built in 2023

## Essential Information

ListingFeed	abor_vow
MLS® #	2149807
List Price	\$2,300,000
Sale Price	\$2,250,000
Sale Date	March 17th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,302
Acres	0.25
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	7305 Chimney Corners
Subdivision	Highland Hills Northwest Sec 5
City	Austin
County	Travis
State	TX
Zip Code	78731

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
Features	None, Curbs
Parking	Door-Single, Driveway, Garage, Electric Vehicle Charging Station(s)
# of Garages	2
View	Neighborhood
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Stainless Steel Appliance(s), Built-In Freezer, Built-In Oven, Built-In Refrigerator, Convection Oven, Double Oven, Gas Cooktop, Tankless Water Heater, Vented Exhaust Fan
Heating	Central, Fireplace(s), Heat Pump, Zoned

Cooling	Central Air, Humidity Control, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Small Size
Windows	Double Pane Windows, Screens, Low Emissivity Windows
Roof	Membrane
Construction	Blown-In Insulation, Brick, HardiPlank Type, Stucco, Frame, Spray Foam Insulation
Foundation	Slab

### **School Information**

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