

# \$1,199,000 - 12701 Cricoli Drive, Austin

MLS® #2197611

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## \$1,199,000

4 Bedroom, 5.00 Bathroom, 3,381 sqft  
Residential on 0.26 Acres

Circle C Ranch-Avana, Austin, TX

Incredibly well-appointed 1.5-story home on an oversized lot in Avana's Valecia Section. 3000 sqft on first floor with 4 bedrooms, 3.5 bathrooms and study down, 381 sqft game room up with a full bath. Open plan with 10-12 foot ceilings on 1st floor, 10' sliding glass doors provide a seamless transition to a private outdoor living area. Oversized .26 acre lot with enough IC for a pool. Lot features an additional 7500 sq. ft deeded and fenced greenbelt easement.



Built in 2014

## Essential Information

ListingFeed	abor_vow
MLS® #	2197611
List Price	\$1,199,000
Sale Price	\$1,165,000
Sale Date	March 21st, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,381
Acres	0.26
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	12701 Cricoli Drive
Subdivision	Circle C Ranch-Avana
City	Austin
County	Travis
State	TX
Zip Code	78739

## Amenities

Utilities	Cable Available, High Speed Internet Available, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Playground, Park, Pool, Sport Court(s)
Parking	Attached, Garage
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Convection Oven, Stainless Steel Appliance(s)
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Sprinklers In Rear, Sprinklers In Front, Level, Sprinklers Automatic, Trees Medium Size, Trees Small Size, Backs to Greenbelt/Park, Corner Lot
Windows	Plantation Shutters
Roof	Composition
Construction	Frame, Masonry, Stone

Foundation                      Slab

**School Information**

District	Austin ISD
Elementary	Kiker
Middle	Gorzycki
High	Bowie