

\$1,250,000 - 2513 Livenza Place, Leander

MLS® #2274769

\$1,250,000

4 Bedroom, 4.00 Bathroom, 4,148 sqft
Residential on 0.49 Acres

Travisso Sec 1 Ph 2, Leander, TX

This stunning home is set on almost half an acre cul-de-sac lot, backing to a green space within coveted Travisso neighborhood. This exceptional home captures the essence of sophistication & style with many trees, professional landscaping, & extended driveway, offering privacy & plenty of parking when loved ones visit. Towering ceilings, ample natural light, & gorgeous hardwood tile flooring greet you as you step through the modern glass front door. The formal dining is located near the entry w/ beautiful crown molding & on trend chandelier. A dedicated home office, enclosed by glass-panel french doors offers a great work-from-home arrangement. Continuing into the living room you find soaring ceilings, a traditional gas log fireplace, & a wall of stacked windows that offer picturesque backyard & green space views. This opens to the gourmet kitchen complete w/ an expansive center island, 2 breakfast bars, custom cabinetry accentuated w/ sleek granite countertops, a walk-in pantry, & high-quality stainless-steel appliances. The primary retreat is a haven of relaxation w/ a fabulous walk-in closet, direct access to the private backyard, & spa-like en-suite w/ elegant tile flooring, separate vanities, oversized vertical spa shower, & deep soaking tub with tile surround. The 2nd floor hosts 3 additional bedrooms, 2 full baths, game room, & media room for entertaining family & friends. Build an outdoor paradise in the Texas-sized backyard where you can entertain guests



whilst taking in one of Travisso's many stunning sunsets. Or lounge on the back patio listening to the cicadas while watching deer stroll past. Perfectly located near the always bustling Palazzo Clubhouse, where you can utilize the numerous amenities, catch the neighborhood farmer's market or explore the 10+ miles of nature trails. An approximate 30 minute commute to DT Austin and only a few miles from major retailers and restaurants. Zoned to award-winning Leander ISD schools!

Built in 2014

Essential Information

ListingFeed	abor_vow
MLS® #	2274769
List Price	\$1,250,000
Sale Price	\$1,201,000
Sale Date	August 11th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,148
Acres	0.49
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2513 Livenza Place
Subdivision	Travisso Sec 1 Ph 2
City	Leander
County	Travis
State	TX
Zip Code	78641

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Community Mailbox, Playground, Park, Pool, Sport Court(s), Tennis Court(s)
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Backs to Greenbelt/Park, Landscaped, Level, Private
Windows	Blinds, Double Pane Windows
Roof	Composition, Shingle
Construction	Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	CC Mason
Middle	Running Brushy
High	Leander High