

# \$1,200,000 - 10 Sparrowglen Lane, The Hills

MLS® #2311950

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## \$1,200,000

4 Bedroom, 3.00 Bathroom, 4,056 sqft  
Residential on 0.36 Acres

Hills Lakeway Ph 03, The Hills, TX

Southern living at it's finest, this custom home was built by Sterling Builders and features a great floor plan on the bend of a cul-de-sac. Beautifully finished with warm wood floors, crown moldings, plantation shutters, and elegant lighting. An open floor plan welcomes you with four inviting living areas and four lovely bedrooms (fourth bedroom/study). All bedrooms are on the main floor, so the home very much lives like a single story. The primary bedroom is luxury morning or night. A bay window compliments the sitting area and provides a nice setting to read or enjoy coffee. At day's end, the primary bath, remodeled to perfection will seduce you into relaxation. The kitchen is a gourmet's dream with dreamy appliances, a large island with tons of storage, miles of countertop space and generous storage. Open to the family room, breakfast room and sunroom, it is the heart of the home. The sellers have especially enjoyed the sunroom that they enclosed, heated and cooled when they bought the home. It is a favorite spot for relaxing and adds another wonderful living area that is enjoyed regularly. On game day, or just to binge the latest series, the game room upstairs is the perfect spot. There is ample room for the pool table, which conveys with the house, a sitting area and even exercise equipment. For those who like to tinker, the three car garage will have your heart. Three large bays are easy to clean as they are covered with epoxy. There is even a sink for easy clean up. The laundry room just



off the garage also has a large sink, a big storage closet, lots of cabinetry and a full size washer and dryer that also convey with the home. The Hills requires all residents to be at least a social member of the club. Those membership fees are in addition to the semi annually association dues paid to The Hills POA of \$475 semi annually.

Built in 1997

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 2311950                 |
| List Price     | \$1,200,000             |
| Sale Price     | \$1,200,000             |
| Sale Date      | November 2nd, 2021      |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 4,056                   |
| Acres          | 0.36                    |
| Year Built     | 1997                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 10 Sparrowglen Lane |
| Subdivision | Hills Lakeway Ph 03 |
| City        | The Hills           |
| County      | Travis              |
| State       | TX                  |
| Zip Code    | 78738               |

### **Amenities**

|           |  |
|-----------|--|
| Utilities | Cable Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Propane, Sewer Connected, See Remarks, Water Connected |
|-----------|--|

|              |   |
|--------------|---|
| Features     | Clubhouse, Golf, Gated, Internet Access, Lake, Pool, Street Lights, Sidewalks, Tennis Court(s), Curbs |
| Parking      | Door-Multi, Garage, Kitchen Level, Garage Faces Side, Side By Side, Storage                           |
| # of Garages | 3   |
| Garages      | Garage Door Opener  |
| View         | None  |
| Waterfront   | None  |

### **Interior**

|                 |   |
|-----------------|---|
| Interior        | Carpet, Tile, Wood  |
| Appliances      | Built-In Electric Oven, Built-In Range, Built-In Gas Range, Built-In Oven, Dryer, Dishwasher, Exhaust Fan, Electric Oven, Free-Standing Refrigerator, Gas Cooktop, Disposal, Gas Water Heater, Ice Maker, Microwave, Oven, Propane Cooktop, Plumbed For Ice Maker, Refrigerator, Water Softener Owned, Stainless Steel Appliance(s), Warming Drawer |
| Heating         | Central, Fireplace(s), Propane, Zoned   |
| Cooling         | Central Air, Ceiling Fan(s), Electric, Zoned  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Family Room, Gas, Gas Log, Gas Starter, Propane   |
| # of Stories    | 2   |
| Stories         | Two   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Rain Gutters   |
| Lot Description   | Back Yard, Close to Clubhouse, Cul-De-Sac, Front Yard, Near Golf Course, Sprinklers In Rear, Sprinklers In Front, Landscaped, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground |
| Windows           | Double Pane Windows, Plantation Shutters, Skylight(s), Window Coverings  |
| Roof              | Tile   |
| Construction      | Masonry, Stone Veneer  |
| Foundation        | Slab   |

### **School Information**

|            |                 |
|------------|-----------------|
| District   | Lake Travis ISD |
| Elementary | Lakeway         |
| Middle     | Hudson Bend     |

High

Lake Travis