

# \$1,225,000 - 13021 Malletto Drive, Austin

MLS® #2332054

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## \$1,225,000

5 Bedroom, 4.00 Bathroom, 3,251 sqft  
Residential on 0.20 Acres

Avana Ph Two Sec Two, Austin, TX

Exquisite style and design hallmark this incredibly beautiful home that perfectly blends the outdoor elements with indoor livability. This gorgeous home combines natural contemporary elements with traditional soft touches. The open flow concept evokes feelings of space, warmth and comfort while meeting all your needs w/ 5 bedrooms, 4 full baths (primary suite & guest bed on main level) an upstairs game room w/ convenient built-ins, & a downstairs study w/ custom built-in bookcase and desk. The grand one-of-a-kind stone floor to ceiling fireplace serves as the perfect focal point for the living space. Luxury upgrades throughout the kitchen include KitchenAid Pro appliances, double ovens, glass front cabinets to the ceiling and lighting to highlight your special pieces. In addition, wood beams, hand-scraped wood floors and custom shutters accent the home. Laundry is a breeze in your perfectly remodeled space with a deep stainless sink for soaking, granite countertop and added cabinetry for storage. You'll enjoy shaded evenings on the back stone patio facing east with outdoor fans to keep cool, a custom stone fire pit to keep warm in the winter, all while cooking dinner on your outdoor kitchen with a peaceful view of the natural greenbelt and plenty of green grass left for kids to play. Tinker in your spacious 2.5 car garage w/ plenty of overhead storage, epoxy floor, industrial fans & additional lighting. A Walking distance to the brand new Bear



Creek Elementary as well as Veritas private academy plus being surrounded by shopping & entertainment, miles of hike &™ bike trails, 4 community pools & playgrounds, less than 20 minutes to downtown and top rated schools makes this home perfect for any lifestyle!

Built in 2018

### Essential Information

ListingFeed	abor_vow
MLS® #	2332054
List Price	\$1,225,000
Sale Price	\$1,340,000
Sale Date	May 20th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,251
Acres	0.20
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	13021 Malletto Drive
Subdivision	Avana Ph Two Sec Two
City	Austin
County	Hays
State	TX
Zip Code	78739

### Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Internet Access, Playground, Park, Pool, Sport Court(s), Street Lights, Sidewalks, Tennis

	Court(s), Trails/Paths
Parking	Attached, Garage Faces Front, Garage, Oversized
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Neighborhood
Waterfront	None

### **Interior**

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

### **Exterior**

Exterior Features	Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Drip Irrigation/Bubblers, Backs to Greenbelt/Park, Landscaped, Level, Moderate Trees, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground
Windows	Double Pane Windows, Display Window(s), Screens, Shutters
Roof	Shingle
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Bear Creek
Middle	Gorzycki
High	Bowie