

\$1,475,000 - 9606 Bitternut Cove, Austin

MLS® #2472510

\$1,475,000

4 Bedroom, 3.00 Bathroom, 3,880 sqft
Residential on 0.71 Acres

Great Hills 21, Austin, TX

Welcome to 9606 Bitternut Cove, set in one of the most desired locations in all of Austin - the fabulous Arboretum. Only 15 minutes from downtown and five minutes from The Domain - here sophistication meets country vibes, and the result is an oasis of comfort and class.

Nature provides the palette on which the home is situated, boasting direct access to Dominion at Great Hills trail system and nature paths.

The views are to die for, and the motif is intrinsically Texas. Upon entry, one is greeted by a sweeping staircase with custom iron railing, announcing the home's attention to every detail. The "vacation vibe" fills the space and beckons you to put up your feet, relax, and stay for a lifetime. The main floor space is open with high ceilings - with two fireplaces flanked by refined columns, the living room, dining room, and great room flow together inspiring the most avid entertaining aficionado. Friends and family are celebrated here, and the open kitchen is designed for gatherings of all kinds. Display your personal style in the strategically placed built-ins, and hang your art in the custom niches. The floorplan is open, classic, modern and homey. The office lined with the finest wood paneling and library-like detail is suave and welcoming, the perfect space to check the Stock Market, or see to the business of the day. Finishing out the first floor is the guest suite with continued access to the outdoor living. The second floor boasts three bedrooms. The Owner's Suite - generous, private, and accented with



stunning views from oneâ€™s own deck. The Ownerâ€™s bath - modern and spacious - an experience in and of itself. And finally, the outdoors is an inspiration - the impressive swimming pool and surrounding patios are literally one with the landscape, and the decks with old live oak canopies offer shade and ambiance. Perfect for lively entertainment or a peaceful evening watching sunsets - you decide. 9606 Bitternut Cove, life is lived here, and on your terms.

Built in 1993

Essential Information

ListingFeed	abor_vow
MLS® #	2472510
List Price	\$1,475,000
Sale Price	\$1,399,000
Sale Date	February 26th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,880
Acres	0.71
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9606 Bitternut Cove
Subdivision	Great Hills 21
City	Austin
County	Travis
State	TX
Zip Code	78759

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available
-----------	---

Features	Golf, Park, Sidewalks, Trails/Paths, Curbs
Parking	Attached, Door-Multi, Garage, Garage Faces Side
# of Garages	3
View	Park/Greenbelt, Creek/Stream, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Convection Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Electric, Living Room
Stories	Three Or More

Exterior

Exterior Features	Balcony, Exterior Steps, Private Yard, Rain Gutters
Lot Description	Cul-De-Sac, Sloped Down, Backs to Greenbelt/Park, Near Golf Course, Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows	Blinds, Screens, Skylight(s), Window Treatments
Roof	Composition
Construction	Frame, Masonry, Stone, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Caraway
Middle	Canyon Vista
High	Westwood