

# \$1,375,000 - 1204 Mayan Way, Austin

MLS® #2498497

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## \$1,375,000

5 Bedroom, 3.00 Bathroom, 3,222 sqft  
Residential on 0.27 Acres

Austin Lake Hills Sec 02, Austin, TX

This is a stunning house featuring an open floor plan with five spacious bedrooms and three full baths, located in the highly desirable area served by Westlake High School. The house features beautiful porcelain wood tile flooring throughout, which adds a touch of elegance and durability to the house.

This property has undergone several updates and improvements, including a new roof installed in 2018 and new gutters added in 2022. All windows have also been replaced, providing increased energy efficiency and natural lighting throughout the home. There are two new HVAC units, one installed in 2016 and another in 2022, ensuring optimal indoor air quality and temperature control.

The open kitchen is a chef's dream, with granite countertops and an island providing ample space for meal preparation and entertaining. The wine refrigerator adds an extra touch of luxury, making this space perfect for hosting guests.

The primary bedroom features a large balcony that provides beautiful views of the surroundings and allows for a relaxing outdoor space. The back yard is spacious and has been fenced, offering privacy and ample room for outdoor activities.

The home offers deeded access to the Lake Hills Community Park on Lake Austin,



providing access to a host of amenities such as boat ramps, docks, kayak storage, basketball courts, and playgrounds. In addition, the optional Homeowners Association membership offers access to a sparkling swimming pool, perfect for relaxation and recreation.

Overall, this house has been updated and renovated throughout, making it move-in ready and perfect for anyone seeking a modern, comfortable, and luxurious home in a highly desirable location.

Built in 1999

### **Essential Information**

ListingFeed	abor_vow
MLS® #	2498497
List Price	\$1,375,000
Sale Price	\$1,416,800
Sale Date	April 11th, 2023
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,222
Acres	0.27
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1204 Mayan Way
Subdivision	Austin Lake Hills Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78733

## Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	Community Mailbox, Park, Curbs
Parking	Attached, Garage
# of Garages	2
View	Neighborhood
Waterfront	None

## Interior

Interior	Carpet, Tile
Appliances	Built-In Gas Oven, Built-In Gas Range, Dishwasher, Exhaust Fan, Disposal, Gas Water Heater, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Level, Moderate Trees, Sprinklers Automatic
Windows	Aluminum Frames
Roof	Asphalt
Construction	Stone, Wood Siding
Foundation	Slab

## School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake