

# \$2,500,000 - 7901 Lynchburg Drive, Austin

MLS® #2607893

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## \$2,500,000

5 Bedroom, 4.00 Bathroom, 4,589 sqft  
Residential on 1.32 Acres

Belvedere Ph 01, Austin, TX

International buyer's relocation was cancelled 2 weeks before closing, creating an opportunity for you to get into a spacious home in a gated neighborhood with a pool on acreage backing to greenbelt/nature trail in Austin! This single story 5 bedroom custom by Laurel Haven Homes sits on a flat usable 1.32 acres. Recent designer fixtures by Martyn Lawrence Bullard for Corbett and new plumbing fixtures by BRIZO and Pfister, along with new paint inside and out have brought a fresh face to this traditional home while keeping the warmth and charm of its traditional features. Enjoy morning coffee to the sound of your fountain in the astroturfed front courtyard while you wave at neighbors walking dogs and kids on their way to the bus stop.

This home is perfect for entertaining and quality family time with its theater with stadium seating, game room, living, & formal dining, all centered around the kitchen. Tall ceilings add a sense of grandeur when you walk in to the groin-vaulted entry and the two story ceiling in the living room, and coffered ceilings in the theater bring home movie night to the next level. The three-car garage can accommodate a car lift, and the paver driveway has a circle drive at the front for guest parking. Creature comforts include tankless instant hot water, AOP pool (advanced oxidation process), and astroturf for a clean bug-free courtyard.

Experience the best of Austin hill country living in the gated neighborhood of Belvedere with its lazy river pool, splash pad, hike/bike trails,



stocking fishing ponds, and planned social activities. Owners are Texas real estate agents.

Built in 2006

### Essential Information

ListingFeed	abor_vow
MLS® #	2607893
List Price	\$2,500,000
Sale Price	\$2,180,000
Sale Date	June 9th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,589
Acres	1.32
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	7901 Lynchburg Drive
Subdivision	Belvedere Ph 01
City	Austin
County	Travis
State	TX
Zip Code	78738

### Amenities

Utilities	Cable Available, Electricity Connected, Propane, Other, Phone Available, Sewer Not Available, Water Connected, Underground Utilities
Features	Barbecue, Common Grounds/Area, Clubhouse, Community Mailbox, Fishing, Gated, Internet Access, Kitchen Facilities, Playground, Park, Property Manager On-Site, Pool, Planned Social Activities, Sport Court(s), Trash Pickup Door to Door, Trails/Paths
Parking	Additional Parking, Attached, Circular Driveway, Door-Single, Garage,

Kitchen Level, Paver Block, Garage Faces Side

# of Garages

3

Garages

Garage Door Opener

View

Park/Greenbelt, Pool

Waterfront

None

Has Pool

Yes

### **Interior**

Interior

Carpet, Marble, Wood

Appliances

Built-In Gas Oven, Gas Cooktop, Microwave, Propane Cooktop, Plumbed For Ice Maker, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Warming Drawer

Heating

Central, Fireplace(s), Propane, Wood

Cooling

Central Air, Ceiling Fan(s), Electric, Multi Units

Fireplace

Yes

# of Fireplaces

3

Fireplaces

Living Room, Primary Bedroom, Outside, Propane, Raised Hearth, Wood Burning

# of Stories

1

Stories

One

### **Exterior**

Exterior Features

Gas Grill, Rain Gutters, Uncovered Courtyard

Lot Description

Back Yard, Backs to Greenbelt/Park, Interior Lot, Landscaped, Level, Many Trees, Sprinklers Automatic, Trees Large Size

Windows

Screens, Shutters

Roof

Tile

Construction

Stone, Stucco

Foundation

Slab

### **School Information**

District

Lake Travis ISD

Elementary

Bee Cave

Middle

Bee Cave Middle School

High

Lake Travis