

# \$1,890,000 - 7707 Valburn Drive, Austin

MLS® #2667018

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## \$1,890,000

5 Bedroom, 4.00 Bathroom, 3,638 sqft  
Residential on 0.49 Acres

Vista West 04, Austin, TX

So much to love about this home. The setting is just beautiful. Heavenly windows stream tree dappled morning sunlight through much of the home. Inviting, earthy, close to nature, this very comfortably cool home offers a rare true mother-in-law suite complete with an accessible separate entrance and bathroom with ADA accessibility features. This space could very easily be a large at home office, studio or rehearsal space. The game room could also be used as a 6th bedroom with a closet (built without closet doors) and is big enough to have both media equipment and a pool table! Valburn has undergone a major renovation including fresh paint, flooring, lighting fixtures, cabinet hardware and more. Equipped with a sprinkler, prewired security system, smart front door lock, Nest Smart thermostats and cat 5e Ethernet. The kitchen opens to the family room and the breakfast area that could accommodate a large table for six. You have a tremendous view of the very old oak outside the kitchen window. Having an extra long island and bar encourages lots of potlucks and many glasses of wine to enjoy. I promise you will not run out of storage space in the kitchen! Entertaining is a connected experience to the outdoors. Friends have multi-tiered outdoor decks to relax on or dine al fresco. These Trex decks have a concrete patio on the ground level underneath where youâ€™ll find a large storage room as well. The top deck has a gas hookup for your grill and the owners say thereâ€™s almost always



a breeze! The decks overlook the backyard with many varieties of trees including oak, cypress, apple, pear, and more.

Additional features not covered by MLS dropdown menu: Radon detectors, wildlife fencing.

Don't wait to see this home! Go quick!

Built in 2003

### Essential Information

ListingFeed	abor_vow
MLS® #	2667018
List Price	\$1,890,000
Sale Price	\$1,846,000
Sale Date	August 31st, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,638
Acres	0.49
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	7707 Valburn Drive
Subdivision	Vista West 04
City	Austin
County	Travis
State	TX
Zip Code	78731

### Amenities

Utilities Cable Available, Cable Connected, Electricity Connected, Fiber Optic Available, Natural Gas Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Underground Utilities, Water

	Connected
Features	None
Parking	Additional Parking, Attached, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Electric Cooktop, Exhaust Fan, Electric Oven, Disposal, Gas Water Heater, Microwave, Plumbed For Ice Maker, Stainless Steel Appliance(s), Built-In Electric Oven, Down Draft
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s), Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room, Raised Hearth, Gas Starter
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Gas Grill, Rain Gutters
Lot Description	Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Native Plants, Sprinklers Automatic, Trees Large Size
Windows	Insulated Windows
Roof	Composition
Construction	HardiPlank Type, Radiant Barrier, Stone
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson