

# \$1,144,444 - 120 Clement Drive, Austin

MLS® #2696471

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## \$1,144,444

3 Bedroom, 3.00 Bathroom, 2,909 sqft  
Residential on 0.25 Acres

Reunion Ranch, Austin, TX

The Ridge at Reunion Ranch, the hot spot of 78737. Everything Austin, with charm of Dripping Springs. This sprawling single story home is designed to impress. Open concept floor plan lends perfectly for any family size. Large great room boasts expansive windows and natural light. Home is fresh and bright with Sherwin Williams Princeton White and custom lighting throughout. Living room is accented with custom shiplap detailing. Kitchen is traditional modern: white cabinets and solid surface countertops, stainless steel appliances and brass hardware. Formal dining is open to great room and secluded outdoor courtyard with fireplace. Secondary bedrooms are great size with ample closet space. Primary suite is stunning with custom curtains & wallpaper, large windows and bay window seating area. Primary bath includes huge walk-in shower, soaking tub, expansive counter and cabinet space - dual vanity and generous closet space. Reunion Ranch residents enjoy a renowned amenity with park, pool and pavilion, hiking trails and wet weather creek. This corner, greenbelt lot is ideal for a future pool!  
(3BR/2.5BATH/2DINING/1LIVING/1STUDY/1FLEX/3CG) 30 MINUTES TO ABIA, 20 TO DOWNTOWN AUSTIN 15 MINUTES TO DOWNTOWN DRIPPING SPRINGS.



Built in 2019

## Essential Information

ListingFeed	abor_vow
MLS® #	2696471
List Price	\$1,144,444
Sale Price	\$1,150,000
Sale Date	June 21st, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,909
Acres	0.25
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	120 Clement Drive
Subdivision	Reunion Ranch
City	Austin
County	Hays
State	TX
Zip Code	78737

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Playground, Pool, Trails/Paths
Parking	Attached, Garage
# of Garages	3
View	Park/Greenbelt
Waterfront	None

### **Interior**

Interior	Carpet, Tile
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Outside
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Rain Gutters, Uncovered Courtyard
Lot Description	Corner Lot, Backs to Greenbelt/Park, Sprinklers Automatic
Windows	Window Treatments
Roof	Composition
Construction	Masonry
Foundation	Slab

### **School Information**

District	Dripping Springs ISD
Elementary	Cypress Springs
Middle	Sycamore Springs
High	Dripping Springs