

# \$1,200,000 - 10509 Cambria Coast Run, Austin

MLS® #2698870

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## \$1,200,000

3 Bedroom, 4.00 Bathroom, 4,010 sqft  
Residential on 0.38 Acres

Avery Station Sec 1A Ph 1, Austin, TX

Amazing price improvement on this Ideal entertainer's dream home! Featuring high ceilings & open floor plan, w/upgrades galore! Built w/6-inch studs on all exterior walls providing 50% more insulation. Temperatures didn't drop below 65 degrees during the snowpocalypse power losses of 2021. The home is Energy Star Certified. HVAC diverter for entertaining, Architectural features include formal dining (seats 12), breakfast area, game room, media room, study & bonus room/office. Family room w/stone fireplace, raised hearth & 13' ceilings. Spacious/open kitchen has an enormous granite Island w/seating. Custom cabinets/shelving hand painted onsite, some w/rain glass fronts & some extend to the ceiling. Under cabinet lighting, stainless steel appliances including a Kitchen Aide 5 burner gourmet cooktop with Estrella deluxe hood, Whirlpool oven, microwave, dishwasher & refrigerator w/water & ice dispenser. Built-in home center w/granite counters & added cabinets, large pantry, Mud room w/coat hooks & bench/storage. Huge primary suite w/seating area & vaulted ceiling overlooking the beautifully landscaped/treed back yard. Primary bath is spa-like with hand painted vanity cabinets, granite counters, medicine cabinets, wall mount lighted makeup mirror, garden tub & large walk-in shower w/extended tile. The primary closet features tall ceilings with added shelving & rods. Supersized laundry room has door to the garage & 1 to the outside (pet door included), features a 92" long



countertop, built-in laundry tub, 2 storage cabinets, hanging rack & kenmore refrigerator (which conveys). Extended covered outdoor living space, fully sprinklered/treed back & side yards. Game room, media room & guest at the back would make a great multi-generational living area. Study w/closet could be enclosed for a 4th bedroom. Plantation shutters & wood flooring in several rooms. But wait! This home has a 4 1/2 car garage, (over 1,300 s.f.) 2 separate driveways plus 1,000 s.f floored attic storage!

Built in 2013

### Essential Information

ListingFeed	abor_vow
MLS® #	2698870
List Price	\$1,200,000
Sale Price	\$1,125,000
Sale Date	May 10th, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	4,010
Acres	0.38
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	10509 Cambria Coast Run
Subdivision	Avery Station Sec 1A Ph 1
City	Austin
County	Williamson
State	TX
Zip Code	78717

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Underground Utilities, Cable Connected, Phone Connected
Features	Common Grounds/Area, Clubhouse, Dog Park, Internet Access, Playground, Park, Pool, Sidewalks, Trails/Paths, Curbs, Planned Social Activities
Parking	Attached, Garage Faces Front, Garage, Door-Multi, Storage, Tandem
# of Garages	5
Garages	Garage Door Opener
View	Neighborhood, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Built-In Electric Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Water Heater, Free-Standing Refrigerator, Vented Exhaust Fan, Wine Refrigerator
Heating	Central, Fireplace(s), Natural Gas, ENERGY STAR Qualified Equipment
Cooling	Central Air, Ceiling Fan(s), ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Masonry, Gas Log, Raised Hearth
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, Lighting, See Remarks
Lot Description	Back Yard, Corner Lot, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Sprinkler - Rain Sensor, Sprinklers On Side
Windows	Blinds, Double Pane Windows, Plantation Shutters
Roof	Composition, Asphalt
Construction	Brick Veneer, Masonry, Stone Veneer
Foundation	Slab

### **School Information**

District	Round Rock ISD
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Elementary

Middle

High

Purple Sage

Pearson Ranch

McNeil