

\$1,349,000 - 3404 Beartree Circle, Austin

MLS® #2727371

\$1,349,000

4 Bedroom, 3.00 Bathroom, 3,255 sqft
Residential on 0.67 Acres

Briarpatch, Austin, TX

Accepting Back-ups! This stunning custom-built cul-de-sac home offers the perfect blend of luxury and resort-style living. The open-concept living area is flooded with natural light. Stone & brick enhance the fireplace and cooktop surround. Dine in the formal area with a tray ceiling or the breakfast area with a bay window. Enjoy the first-floor primary bedroom while three additional bedrooms and a full bath await upstairs. The top of the stairway offers an office loft and the adjoining game room is perfect for entertaining. Enjoy the convenience of a 3-car garage. Recent updates include a new roof 2/24, double ovens 3/24, pool heater 11/23, and custom Marvin windows.

The backyard is a true entertainer's dream. Imagine movie nights under the stars with the built-in dropdown projection screen or cooling off in the sparkling inground pool with water features. A two-story entertainment area, winner of 2011 Home Builders Association of Austin's "Best Outdoor Living Area Remodel" award, provides ample space for gatherings, while a nearby gazebo, pergola, and grill area create a backyard oasis. The expansive .67-acre lot provides ample privacy and is graced with mature oak trees, creating a truly idyllic setting, all at an excellent 1.4% tax rate. The neighborhood offers outdoor activities, including miles of wooded hiking trails, Emma Long Park on Lake Austin, and the iconic Ski Shores Caf   and Marina nearby. With downtown just 15 miles away, you can enjoy



serene living without sacrificing proximity to urban amenities.

The following items do not convey: Big Green Egg, Wind chimes and yard art, rocks in rock garden, Nest cameras

Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	2727371
List Price	\$1,349,000
Sale Price	\$1,325,000
Sale Date	July 23rd, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,255
Acres	0.67
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3404 Beartree Circle
Subdivision	Briarpatch
City	Austin
County	Travis
State	TX
Zip Code	78730

Amenities

Utilities	Above Ground Utilities, Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Phone Connected
Features	None
Parking	Garage Faces Side
# of Garages	3

View	None
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Convection Oven, Double Oven, Dryer, ENERGY STAR Qualified Appliances, Electric Cooktop, Exhaust Fan, Electric Oven, Electric Water Heater, Free-Standing Refrigerator, Plumbed For Ice Maker, Self Cleaning Oven, Stainless Steel Appliance(s), Washer
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Stone, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Cul-De-Sac, Sprinklers In Front, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Windows	Blinds, Bay Window(s), ENERGY STAR Qualified Windows, Screens, Solar Screens
Roof	Composition, Metal
Construction	Blown-In Insulation, Brick, Cement Siding, Stone
Foundation	Slab

School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum