

# \$1,770,000 - 4701 S Forest Drive, Austin

MLS® #2840569

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## \$1,770,000

4 Bedroom, 4.00 Bathroom, 3,148 sqft  
Residential on 0.18 Acres

Park Forest Sec 02, Austin, TX

Ignore DOM - it was under construction and then marketed as fully furnished, but it's right and ready now! Ask about buyer bonus and Live Here Free incentive! We're in the business of building and selling. With a shortfall of buyers, selling is tough, but Moore-Tate is ready to move on and keep building! This handsome move-in ready Moore-Tate is a rare find in Austin. Located in the heart of a quiet and lovable 78745 neighborhood, this charming four-bedroom modern farmhouse includes a pool and outdoor bath, a dining porch, and a luxuriously private owner's suite downstairs.

Feedback from more than 125 Moore-Tate happy homebuyers pay off in this home design which incorporates all of their homes most popular features. A light-filled gourmet kitchen opens in three directions to indoor and outdoor dining, a super-sized living room and a shady pool porch. This spacious layout favors entertainment, a dine-in counter, and the convenience of keeping kids at poolside within close view. The comfortable and elegant dining space includes a built-in wine bar and opens to an intimate wind-down porch. A downstairs office (and/or flex guest room) and full bath is ideal for working from home. The landing at the top of the stairs leading to three right-sized bedrooms features large windows that fill the space with natural light and overlook the pool below. Also upstairs is an all-time family-favorite feature—a full



beverage and snack bar tucked away off a wide hallway. Kids and guests love this yummy nookâ€”also handy for grown-ups held captive upstairs on zoom calls. Few homes this stylish include all these buyer favorites without compromising the practical needs of storage, an enclosed garage, and backyard privacy. Come see yourself living in this one.

Built in 2022

### Essential Information

ListingFeed	abor_vow
MLS® #	2840569
List Price	\$1,770,000
Sale Price	\$1,665,000
Sale Date	March 9th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,148
Acres	0.18
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	4701 S Forest Drive
Subdivision	Park Forest Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78745

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Features	None
Parking	Garage Faces Front, Garage
# of Garages	1
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Gas Range
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Moderate Trees
Windows	Double Pane Windows
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Joslin
Middle	Covington
High	Crockett