

\$1,550,000 - 12224 Pratolina Drive, Austin

MLS® #2880728

\$1,550,000

4 Bedroom, 4.00 Bathroom, 4,295 sqft
Residential on 0.33 Acres

Meridian, Austin, TX

Captivating family home with a private pool in sought-after Meridian that beautifully blends traditional & contemporary style! The home is nestled on a large lot that backs to greenspace with a gorgeous stone & stucco exterior & an extended driveway that leads to the 3-car garage with stained wood doors. The trendy interior boasts warm hardwood flooring, abundant natural light, & upscale finishes including crown molding & gorgeous plantation shutters throughout. Your formal dining room is located off the entry with a stylish chandelier & plenty of room for hosting large dinner parties. Glass-panel french doors enclose the private home office - essential for remote workers. Beyond the entry is a large great room which seamlessly connects the breakfast & living rooms with the gourmet kitchen which makes a lasting impression with a grand center island & breakfast bar, shaker-style cabinetry, dazzling quartz countertops, a subway tile backsplash, & high-end stainless-steel appliances including built-in double ovens & a gas cooktop with a vented range hood. The living room is light & airy with a soaring vaulted ceiling, a wall of windows overlooking the private backyard & pool, & a gas insert fireplace & a stunning wood mantel. The hardwood flooring continues into the primary suite featuring crown molding, serene backyard & greenbelt views, a large walk-in closet, & spacious en-suite well-equipped with separate quartz-topped vanities, an abundance of storage space, a frameless



walk-in shower, & a deep soaking tub with tile surround. A secondary bedroom with a private bathroom is also located on the main floor - ideal for guests! The second floor is comprised of 2 additional bedrooms, 2 baths, a loft space, game room, & media room with a projector + screen! This backyard is so fabulous you'll never want to leave! Enjoy splashing in the sparkling pool or entertaining guests from the comfort of the expansive screened-in patio (no mosquitos!) Schedule a showing today!

Built in 2014

Essential Information

ListingFeed	abor_vow
MLS® #	2880728
List Price	\$1,550,000
Sale Price	\$1,512,500
Sale Date	June 27th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,295
Acres	0.33
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	12224 Pratolina Drive
Subdivision	Meridian
City	Austin
County	Travis
State	TX
Zip Code	78739

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas
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	Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Playground, Park, Pool, Trails/Paths
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Landscaped, Level, Private
Windows	Double Pane Windows, Plantation Shutters
Roof	Composition, Shingle
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Baldwin
Middle	Gorzycki
High	Bowie