

\$1,395,300 - 3204 Garden Villa Lane 1, Austin

MLS® #2921987

\$1,395,300

3 Bedroom, 4.00 Bathroom, 2,716 sqft
Residential on 0.19 Acres

Garden Oaks Sec 01, Austin, TX

Seller will contribute 1% to buyer closings costs to buy down your interest rate. New construction in 78704 built by Notion Design + Build with interior design by Slic Design. This three story contemporary home boasts a classic look with sleek finishes and an open concept design for the modern entertainer. On the main floor the open concept living, dining, and kitchen features white oak wood floors, high ceilings, and an abundance of natural light. The kitchen with waterfall island, Bertazzoni appliances, and quartz countertops is a stunning focal point at the heart of the home. Upstairs a spacious office offers the perfect private space for working from home while the primary suite is a luxurious retreat. The spa-like primary bath features a soaking tub, double vanity, and large walk-in shower. The third story is the perfect private space for guests with a bedroom, full bath, and spacious flex space. Motorized driveway gate for added privacy. Outside the covered patio and private backyard are perfect for barbecuing, gardening, or just relaxing with a cup of coffee in the morning. Excellent location in the desirable Galindo neighborhood. Minutes from shopping, dining, and entertainment on South Lamar, South 1st Street, and South Congress. Preferred Lender Incentive with Tyler Hughes at CMG Financial. Rates are subject to market change and borrower qualifying. Closing cost credit must be written into the initial offer for approval. Owner/Agent



Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	2921987
List Price	\$1,395,300
Sale Price	\$1,350,000
Sale Date	April 3rd, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,716
Acres	0.19
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3204 Garden Villa Lane 1
Subdivision	Garden Oaks Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	None
Parking	Attached, Garage
# of Garages	1
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Gas Range, Refrigerator, See Remarks, Stainless Steel

	Appliance(s)
Heating	Central
Cooling	Central Air
Stories	Three Or More

Exterior

Exterior Features	Private Yard
Lot Description	Interior Lot, Landscaped, Sprinklers Automatic
Windows	Double Pane Windows
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	Dawson
Middle	Lively
High	Travis