

# \$1,925,000 - 7808 W Rim Drive, Austin

MLS® #3107382

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## \$1,925,000

5 Bedroom, 5.00 Bathroom, 4,218 sqft  
Residential on 0.22 Acres

Canyon Rim, Austin, TX

Welcome to 7808 West Rim nestled in the Canyon Rim section of Northwest Hills! It boasts a grand entry, massive 20 foot tall rock fireplace and great room, and an open and airy floorplan with 10-foot ceilings throughout. This home features 5 bedrooms (primary and guest on the main floor) and 4.5 bathrooms, a dedicated office, and 2 living areas. The big kitchen is open to the living area and features a gas cooktop, double oven and warmer and abundant cabinet and storage space. In addition, there is a bonus room upstairs that could be a 6th bedroom, a fun kid's space under the stairway, and an oversized two-car garage with extra storage space. The home also has a new roof, exterior paint, and carpet. You'll love the friendly neighbors in this community. The established landscaping and HOA owned lot adjacent to the home with mature oak trees add to the curb appeal outside. Gorgeous windows provide natural light throughout the day. Enjoy the backyard swing and large oak trees with rock wall privacy fencing. Adjacent to the Barrow Nature Preserve and HOA owned lots, this property offers the perfect escape for nature lovers, yet close to all that the city has to offer. Located minutes from Mopac and 360 which gives you easy access to Downtown, the Domain and Arboretum. This property is zoned for the highly sought-after Doss Elementary School, Murchison Middle School, and Anderson High School. Don't miss the opportunity to make this one yours!



Built in 2002

## Essential Information

ListingFeed	abor_vow
MLS® #	3107382
List Price	\$1,925,000
Sale Price	\$1,850,000
Sale Date	April 16th, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,218
Acres	0.22
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	7808 W Rim Drive
Subdivision	Canyon Rim
City	Austin
County	Travis
State	TX
Zip Code	78731

## Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available
Features	Curbs, Sidewalks
Parking	Attached, Door-Multi, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

## Interior

Interior	Carpet, Concrete, Tile, Wood
Appliances	Cooktop, Dishwasher, Exhaust Fan, Disposal, Gas Water Heater,

	Microwave, Oven, Range, Vented Exhaust Fan, Warming Drawer
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Cul-De-Sac, Backs to Greenbelt/Park, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Window Treatments
Roof	Composition, Shingle
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson