

# \$1,350,000 - 12608 Padua Drive, Austin

MLS® #3134013

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## \$1,350,000

5 Bedroom, 5.00 Bathroom, 4,159 sqft  
Residential on 0.22 Acres

Avana, Austin, TX

Stunning 2-story home nestled in the coveted Avana community backing to a lush greenbelt! The stone and stucco exterior, manicured landscaping, and covered front porch create inviting curb appeal. Step inside to discover 4,159 square feet of luxurious living space, with gorgeous hardwood flooring, high ceilings, neutral paint, and elegant shutters. The formal dining room features a chandelier and wood feature wall, perfect for hosting dinner parties or special occasions. The home office near the entry features built-in bookcases and a closet, providing a quiet retreat for work or study. The spacious living room impresses with soaring ceilings, a wall of windows overlooking the greenbelt, and a contemporary electric fireplace, offering a comfortable space to relax and entertain. The living room seamlessly flows into the gourmet eat-in kitchen, complete with a large center island, breakfast bar, granite countertops, sleek stainless-steel appliances, and a walk-in pantry. The main-floor primary suite offers privacy, along with a tray ceiling, a walk-in closet with direct access to the laundry room, and a luxurious en-suite bath with an expansive granite-topped dual vanity, soaking tub, and separate walk-in shower. An additional guest suite on the main floor provides convenience and comfort for visitors. Upstairs, discover the entertainment hub with a game room boasting a wet bar and a media room equipped with an overhead projector and viewing screen, perfect for movie nights or watching the big game. Three



additional bedrooms and two full guest baths provide ample space for family and guests. Step outside to the covered patio with an outdoor kitchen featuring a gas grill, ideal for alfresco dining and entertaining while enjoying the serene greenbelt views. Residents of the Avana community enjoy access to amenities including a community pool, adding to the appeal of this exceptional home. Schedule a showing today!

Built in 2014

### Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 3134013                 |
| List Price     | \$1,350,000             |
| Sale Price     | \$1,292,582             |
| Sale Date      | April 30th, 2024        |
| Bedrooms       | 5                       |
| Bathrooms      | 5.00                    |
| Full Baths     | 4                       |
| Half Baths     | 1                       |
| Square Footage | 4,159                   |
| Acres          | 0.22                    |
| Year Built     | 2014                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12608 Padua Drive |
| Subdivision | Avana             |
| City        | Austin            |
| County      | Travis            |
| State       | TX                |
| Zip Code    | 78739             |

### Amenities

|              |   |
|--------------|---|
| Utilities    | Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected |
| Features     | Common Grounds/Area, Community Mailbox, Pool  |
| Parking      | Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Tandem  |
| # of Garages | 3   |
| Garages      | Garage Door Opener  |
| View         | Park/Greenbelt, Trees/Woods   |
| Waterfront   | None  |

### **Interior**

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

### **Exterior**

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

### **School Information**

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Bear Creek |
| Middle     | Gorzycki   |
| High       | Bowie      |