

# **\$1,595,000 - 4405 Shoal Creek Boulevard, Austin**

MLS® #3152460

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## **\$1,595,000**

3 Bedroom, 3.00 Bathroom, 3,250 sqft  
Residential on 0.17 Acres

Shoal Creek Village, Austin, TX

Exceptional opportunity to live in sought-after Rosedale neighborhood in a quality built 3250 sq.ft., Muskin Company home. Classic & timeless it offers architectural arches, custom iron railings, maple cabinetry throughout & spectacular newly refinished American Cherrywood floors. The front is adorned w/Romeo balcony, rock exterior, tall windows, arched entry & beautiful trees. Entranceway opens into a large open space w/gas burning fireplace, maple built-ins, screened porch & a plethora of windows that look out to the tree filled backyard. Kitchen opens onto living & dining, has great storage, granite & high-pressure laminate counters. Laundry room with sink & pantry is off the kitchen. Included on the first floor is a full bath & bedroom. Upstairs offers another bedroom & full bath plus the primary bed & bath, an open living area AND a 600 square-foot multipurpose space. Designed by Cuppett Kilpatrick Architects, this multipurpose space includes 3 zones; family/media (with inwall front-facing & rear surround sound speakers), office area & play space for kids! The versatile space with wet bar, small island, custom wood cabinetry, closet/network closet has many options to fit your needs - it could easily be turned into a 4th bedroom. The large owner's suite opens to another delightful screened-in porch & expansive windows provide natural light w/a view of trees & backyard. Ensuite bath w/dual sinks, garden tub, separate shower & walk-in closet completes



this retreat. Homeowner reinsulated attic, added Trane XR 16 units, resealed all windows, door frames, exterior piping & added Bio Shield Antimicrobial Protection Complete Sanitizer System. This is your chance to own a spectacular, energy-efficient home in central Austin that is within walking distance to acclaimed Brykerwoods elementary, Ramsey Park, Shoal Creek Hike & Bike trail, Central Market & too many of Austin's favorite restaurants to name. Amazing Location! Amazing Home! Amazing Opportunity!

Built in 1997

### Essential Information

ListingFeed	abor_vow
MLS® #	3152460
List Price	\$1,595,000
Sale Price	\$1,662,500
Sale Date	February 25th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,250
Acres	0.17
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	4405 Shoal Creek Boulevard
Subdivision	Shoal Creek Village
City	Austin
County	Travis
State	TX
Zip Code	78756

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached
# of Garages	2
View	None
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Self Cleaning Oven
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Lighting, No Exterior Steps, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Private, Sprinklers Automatic, Trees Medium Size
Windows	Window Coverings
Roof	Shingle
Construction	Frame, Stone
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin