

# \$1,090,000 - 161 Brighton Lane, Austin

MLS® #3166130

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## \$1,090,000

5 Bedroom, 5.00 Bathroom, 4,256 sqft  
Residential on 0.31 Acres

Belterra, Austin, TX

Gorgeous Home w/Pool! 5 bed, 4.5 bath home is nestled on a quiet side street in Belterra's highly sought-after Aspen Hills. So many upgrades: new energy-efficient metal roof, updated exterior/interior paint, fence, new vinyl windows, interior solid core doors, and Generac generator. Great floor plan w/ foyer, soaring ceiling, curved staircase, hickory floors, and 7.5" baseboards. Lg. bed / Office, renovated bath w/ Lg. shower. Chef-inspired kitchen w. oversized island, quartz countertops, upscale tile backsplash, & bar open to family room. Range w/ 4 propane burners, grill, griddle, & 2 ovens. Additional oven, microwave, warming drawer, & wine fridge. New sinks in island & main counter, & high-end Bosch dishwasher. Sub-Zero refrigerator, wet bar w/ instant hot water, ice maker, & breakfast area. Newly renovated utility room w/ half bath, laundry sink, folding center, shelving & room for another fridge & freezer. Built-in ironing board storage & coat storage hide bonus room w/ pull of a handle! Lg. family room, w/ fireplace. Primary bath w/ double shower, separate vanity areas, heated floors, and walk-in closet. Upstairs game room/playroom w/ Lg. windows, 3 beds & 2 baths. Amazing backyard w/ Lg. covered patio w/ outdoor kitchen, professional grill, prep area, sink, & warming drawer & fireplace, checkerboard/chessboard. Lighted limestone steps to a generous sitting area shaded by oak trees. Custom pool & hot tub. Hot tub w/ seating for the built-in bar and a bench across



the back w/ negative edge into the pool. The pool, designed to mimic natural local watering holes, has a swim jet, waterfall, lounging shelf, & a 9-foot limestone wall fit for jumping! Relax in the hot tub as the energy-efficient heat pump heats the water. Lg. workshop, car lift, & storage, 2-story, 3-bay garage is a DIYer's dream! The lift holds your car, allowing space for a fourth vehicle. The platform next to the raised car lift serves as additional storage.

Built in 2006

### Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 3166130                 |
| List Price     | \$1,090,000             |
| Sale Price     | \$1,010,000             |
| Sale Date      | June 10th, 2024         |
| Bedrooms       | 5                       |
| Bathrooms      | 5.00                    |
| Full Baths     | 4                       |
| Half Baths     | 1                       |
| Square Footage | 4,256                   |
| Acres          | 0.31                    |
| Year Built     | 2006                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 161 Brighton Lane |
| Subdivision | Belterra          |
| City        | Austin            |
| County      | Hays              |
| State       | TX                |
| Zip Code    | 78737             |

### Amenities

|              |   |
|--------------|---|
| Utilities    | Electricity Available, Propane, Underground Utilities                   |
| Features     | Common Grounds/Area, Clubhouse, Community Mailbox, Fitness Center, Pool |
| Parking      | Driveway, Garage Faces Front, Garage, Storage                           |
| # of Garages | 3   |
| Garages      | Garage Door Opener  |
| View         | None  |
| Waterfront   | None  |
| Has Pool     | Yes   |

### **Interior**

|                 |   |
|-----------------|---|
| Interior        | Tile, Wood  |
| Appliances      | Built-In Refrigerator, Cooktop, Double Oven, Dishwasher, Disposal, Microwave, Wine Refrigerator |
| Heating         | Central, Propane  |
| Cooling         | Central Air, Electric   |
| Fireplace       | Yes   |
| # of Fireplaces | 2   |
| Fireplaces      | Family Room, Outside  |
| # of Stories    | 2   |
| Stories         | Two   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Exterior Steps, Outdoor Grill, Rain Gutters                                      |
| Lot Description   | Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Trees Medium Size |
| Windows           | ENERGY STAR Qualified Windows, Low Emissivity Windows, Vinyl                     |
| Roof              | Metal  |
| Construction      | Masonry  |
| Foundation        | Slab   |

### **School Information**

|            |                      |
|------------|----------------------|
| District   | Dripping Springs ISD |
| Elementary | Rooster Springs      |
| Middle     | Sycamore Springs     |
| High       | Dripping Springs     |