

# \$1,095,000 - 6306 Gato Path, Austin

MLS® #3291774

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## \$1,095,000

4 Bedroom, 3.00 Bathroom, 2,500 sqft  
Residential on 0.29 Acres

Cat Mountain North Sec 1-A, Austin, TX

Custom built by CA Elder, this single story, 4 bedroom, 2.5 bath home features an expansive floor plan tucked into a cozy cul-de-sac in the Northwest Hills/North Cat Mountain neighborhood, Austin, Texas 78731. Bright and airy, great for large gatherings, this updated home has an expansive open floorplan with a central vaulted living room with bright windows, new dual Velux skylights and gas fireplace. Step outside to the marvelous resort-style backyard with large stone patio and sparkling swimming pool, perfect for outdoor summertime enjoyment and entertainment. Throughout you'll discover so many updates including, 2022 roof, skylights and gutters; recent HVAC and water heater, and brand new paint inside and out. Kitchen features include WIFI stainless refrigerator, granite counters, stainless appliances, built-in wall ovens and terrific breakfast area with lots of great storage. Formal dining room has wall of windows with engineered wood flooring with the pool view. The primary suite includes dual vanity and walk-in closets. The second living room is just off the kitchen, ready for your enjoyment. Large laundry with washer and dryer, 2-car garage with car charger outlet and much more. Great award winning-Doss Elementary, Murchison Middle and Anderson HS-all in the neighborhood, along with the Dell JCC.



Built in 1983

## Essential Information

ListingFeed	abor_vow
MLS® #	3291774
List Price	\$1,095,000
Sale Price	\$1,201,000
Sale Date	April 12th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,500
Acres	0.29
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	6306 Gato Path
Subdivision	Cat Mountain North Sec 1-A
City	Austin
County	Travis
State	TX
Zip Code	78731

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None, Curbs
Parking	Attached, Door-Single, Driveway, Garage, Inside Entrance, Kitchen Level, Garage Faces Side
# of Garages	2
View	None
Waterfront	None
Has Pool	Yes

## Interior

Interior	Tile, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Exhaust Fan, Electric Oven,

Free-Standing Refrigerator, Gas Cooktop, Disposal, Gas Water Heater, Microwave

Heating Central, Fireplace(s), Natural Gas  
Cooling Central Air, Ceiling Fan(s), Electric  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas Log, Gas Starter, Living Room, Stone  
# of Stories 1  
Stories One

### **Exterior**

Exterior Features Rain Gutters  
Lot Description Back Yard, Front Yard, Landscaped, Sprinklers Automatic, Trees Large Size  
Windows Double Pane Windows, Skylight(s), Window Treatments  
Roof Composition, Shingle  
Construction Frame, Stone Veneer  
Foundation Slab

### **School Information**

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