

\$1,200,000 - 2216 Ambush Canyon, Leander

MLS® #3378948

\$1,200,000

4 Bedroom, 5.00 Bathroom, 4,206 sqft
Residential on 0.32 Acres

Fairways At Crystal Falls Sec, Leander, TX

****HIGHEST AND BEST OFFERS DUE BY MONDAY (2/14) AT NOON**** Welcome to Ambush Canyon! This original-owner, custom-built Highland Home resides in the coveted Fairways, a gated section of Crystal Falls. Elegantly appointed from top to bottom, it offers an array of possibilities for its new owner. Wait to be amazed after you see the setting in which your future culinary feats will take place. Double ovens, loads of counter space, gorgeous cabinetry - all while overlooking the cozy family room w/ vaulted ceilings & stately fireplace. With 4 living areas, there's room for everyone to explore their own interests. On the main-level you will find a home office w/ glass accented doors and the family room. Upstairs, the spacious gameroom & media room make for the perfect retreat. Thoughtfully designed, this home boasts the ever-popular configuration of 2 main level bedrooms; the primary bedroom suite and a secondary bedroom w/en suite bathroom. Prepare to feel embraced in luxury as you tour the primary bedroom. It boasts a large bedroom w/ a bay window overlooking the exquisite backyard, massive walk-in closet with direct access to the laundry room, & spa-like bathroom w/ double vanities, soaking tub, & walk-in shower. Upstairs, the spacious secondary bedrooms share a jack and jill bathroom and each have walk-in closets, plus a homework station w/ 2 built-in desks. Primary, office, & formal dining rooms feature plantation shutters. Both first & second floors



have 1/2 baths for guest use, leaving full bathrooms to the private use of home occupants. If a functional outdoor space has been on your list, look no further. Outfitted w/ an outdoor kitchen, covered patio, in-ground pool/spa, & cabana, all of the hardwork in creating your outdoor living zone has been done for you. Don't miss the 3 car garage configuration; swing-in 2 car & 1 car front entry- both with direct access to the house.

Built in 2013

Essential Information

ListingFeed	abor_vow
MLS® #	3378948
List Price	\$1,200,000
Sale Price	\$1,200,000
Sale Date	March 23rd, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,206
Acres	0.32
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2216 Ambush Canyon
Subdivision	Fairways At Crystal Falls Sec
City	Leander
County	Travis
State	TX
Zip Code	78641

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities
Features	Common Grounds/Area, Golf, Gated, Internet Access, Playground, Pool, Curbs
Parking	Attached, Driveway, Off Street
# of Garages	3
View	Golf Course, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Cooktop, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Plumbed For Ice Maker
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Outdoor Grill, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground
Windows	Blinds, Plantation Shutters, Window Treatments
Roof	Composition
Construction	Brick, Stone
Foundation	Slab

School Information

District	Leander ISD
Elementary	Whitestone
Middle	Leander Middle
High	Leander High