

# \$1,750,000 - 1304 Shannon Oaks Trail, Austin

MLS® #3433240

---

## \$1,750,000

3 Bedroom, 3.00 Bathroom, 2,704 sqft  
Residential on 0.35 Acres

Woods Westlake, Austin, TX

Beautifully renovated home in the acclaimed Eanes ISD. Large .35 acre lot with mature oak trees and updated landscaping. Spacious backyard boasts a pool, stand alone hot tub, fire pit, TV, built-in grill with cooktop burner, ping pong area, and covered patio. 3 bedrooms plus an office with built-in Murphy bed for guests. 2nd office area works perfectly as a kid's homework station and a cozy hangout to watch TV or play video games. 2.5 bathrooms. Large game room with vaulted ceiling, mini fridge, countertop, spacious closets, and a billiards area. Stunning master suite designed by Be Unica Design and featured on their website

(<https://beunicainteriorsdesign.com/project/shannon-oaks/>) Master bath features: stand alone tub, shower with built-in bench, and a separate potty closet. Ample storage throughout: built-in cabinets in living room, primary office, laundry room and game room, large linen closet, medicine cabinet, locked hunting closet, and a dining room storage closet. Additional amenities: custom window shades throughout, wood burning fireplace, stainless steel appliances, sprinkler system, security system, Elfa system in all closets, hardwood floors in all rooms except laundry, bedrooms and game room. FLOR Tile carpet in master bedroom and game room (with extra squares). Neighborhood access to Barton Creek Greenbelt and 10 minutes to downtown. This home is breathtaking and has been meticulously cared for during ownership.



Built in 1981

## Essential Information

ListingFeed	abor_vow
MLS® #	3433240
List Price	\$1,750,000
Sale Price	\$1,625,000
Sale Date	May 12th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,704
Acres	0.35
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	1304 Shannon Oaks Trail
Subdivision	Woods Westlake
City	Austin
County	Travis
State	TX
Zip Code	78746

## Amenities

Utilities	Cable Connected, Electricity Connected, Fiber Optic Available, Sewer Connected, Underground Utilities, Water Connected
Features	Internet Access, Street Lights, Trails/Paths, Suburban
Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage, Inside Entrance, Kitchen Level
# of Garages	2
Garages	Garage Door Opener
View	Pool
Waterfront	None
Has Pool	Yes

## Interior

Interior	Carpet, Tile
Appliances	Convection Oven, Cooktop, Dishwasher, Disposal
Heating	Central, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Outside, Propane, Free Standing
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters, Fire Pit
Lot Description	Back Yard, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side
Windows	Double Pane Windows, Screens
Roof	Composition
Construction	Brick, HardiPlank Type, Cedar
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge
High	Westlake