

\$1,575,000 - 109 Concord Circle, Austin

MLS® #3467578

\$1,575,000

4 Bedroom, 4.00 Bathroom, 3,645 sqft
Residential on 2.00 Acres

Radiance Ph I, Austin, TX

Bright, light-filled rooms open up & let the outside in with this beautiful custom-built estate set back on 2 green tree lined unrestricted acres. This masterfully designed intuitive & intentional floor plan perfectly blends exquisite design, livability & overall elegance with plenty of space for living, working, creating & entertaining. Sprawling wrap around porch, large plank Italian tile floors downstairs, wide plank White Oak floors with Alpine inlay upstairs & ornate details like custom crown molding, bead-board, wainscoting, and built ins throughout. Large, attached 2 car garage with area for workspace/storage/overhead storage. Bright, eat-in kitchen with oversized starry night quartz island, walk in pantry, new stainless-steel appliances, French doors open to expansive backyard entertaining area with illuminated walkways & outdoor lighting. 4 bedrooms upstairs each with ensuite bathrooms & beautiful views out every window, soaking tub, walk-in-shower, walk-in closets, a private downstairs office, could act as formal dining, game room/formal living upstairs. Expansive wraparound sun/star deck overlooks the rolling Hill Country with views of the estate, filled with evergreens and ancient oaks that would rival any city park, with plenty of space for a pool, you find a tasteful mix of landscaping, xeriscaping, meandering river rocks, & crushed granite paths lead out to a fun & relaxing fire pit area nestled among the oak & elm trees. Detached living quarters for



art studio/guest suite/home business headquarters. If you're looking for an energy efficient, timeless & tasteful design, constructed with the intention to be a place of peace, closeness, & comfort, yet privacy, inspiration, well-appointed beauty & communion with nature, this is it. Surrounded by some of the city's top-rated schools, this dream location is less than 20 minutes to downtown, shopping, dining & entertainment which makes this a perfect location for any lifestyle. This is a dream come true.

Built in 2018

Essential Information

| | |
|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 3467578 |
| List Price | \$1,575,000 |
| Sale Price | \$1,525,000 |
| Sale Date | July 8th, 2022 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 3,645 |
| Acres | 2.00 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

| | |
|-------------|--------------------|
| Address | 109 Concord Circle |
| Subdivision | Radiance Ph I |
| City | Austin |
| County | Hays |
| State | TX |
| Zip Code | 78737 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Available, Electricity Connected, Natural Gas Not Available, Phone Available |
| Features | See Remarks |
| Parking | Attached, Door-Single, Garage |
| # of Garages | 2 |
| Garages | Garage Door Opener |
| View | Park/Greenbelt, Hills, Panoramic, Trees/Woods |
| Waterfront | None |

Interior

| | |
|--------------|--|
| Interior | Concrete, Tile, Wood |
| Appliances | Dryer, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Electric Water Heater, Free-Standing Range, Disposal, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Washer |
| Heating | Electric, Heat Pump |
| Cooling | Central Air, See Remarks |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|--|
| Exterior Features | Exterior Steps |
| Lot Description | Landscaped, Level, Private, Sprinkler - Rain Sensor, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size |
| Windows | Shutters, Window Treatments |
| Roof | Composition, Shingle |
| Construction | Frame, HardiPlank Type |
| Foundation | Slab |

School Information

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