

# \$1,995,000 - 34 Margranita Crescent, Austin

MLS® #3643852

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## \$1,995,000

4 Bedroom, 3.00 Bathroom, 2,376 sqft  
Residential on 0.15 Acres

Tarrytown Oaks, Austin, TX

Stunning Tarrytown contemporary construction, only minutes from downtown, UT, and Lake Austin. Modern design built by 20-year Austin builder, Mark Dawson Homes. Fantastic open floor plan with tall ceilings and an abundance of natural light. Custom architectural features, gourmet kitchen with Sub-Zero and Wolfe appliances, and luxury finishes throughout. Designed and built with attention to fine detail. Primary suite and 4th Bedroom/office on the main floor.



Built in 2016

## Essential Information

ListingFeed	abor_vow
MLS® #	3643852
List Price	\$1,995,000
Sale Price	\$1,986,000
Sale Date	June 22nd, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,376
Acres	0.15
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	34 Margranita Crescent
Subdivision	Tarrytown Oaks
City	Austin
County	Travis
State	TX
Zip Code	78703

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
Features	Park
Parking	Attached, Door-Single, Driveway, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Convection Oven, Down Draft, Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Refrigerator, Tankless Water Heater
Heating	Central, Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Decorative, Great Room, See Remarks
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Arbor
Lot Description	Back Yard, Front Yard, Landscaped, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Window Coverings
Roof	Membrane
Construction	Stucco, Wood Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Casis
Middle	O Henry
High	Austin