

\$1,350,000 - 9800 Fallow Run, Austin

MLS® #3682756

\$1,350,000

4 Bedroom, 4.00 Bathroom, 3,784 sqft
Residential on 1.00 Acres

Preserve At Thomas Spgs Roa, Austin, TX

This luxury home offers an exceptional living experience and rare opportunity to live within minutes of Austin, Bee Cave and Dripping Springs. Built in 2017 in an exclusive 32-home subdivision, this single-story David Weekley "Brosnan" model is situated on a 1-acre lot, providing ample room to spread out both inside and out. Boasting almost 3800sf of living space, this home presents a well-designed floor plan including 4 bedrooms, 3.5 baths, 3 living areas, formal dining, breakfast nook and 3-car garage catering to all lifestyle needs. The heart of this home is the open-concept, eat-in gourmet kitchen with an expansive center island that's sure to delight the culinary enthusiast! Showcasing granite countertops, shining stainless-steel Thermador appliances, built-in double oven/convection microwave and propane cooktop. Abundant cabinet space, including decorative glass inserts, and large walk-in pantry ensures plenty of storage for all the kitchen essentials. The kitchen seamlessly flows into the family room, allowing effortless interaction with those relaxing nearby. Natural light pours in through a vast wall of windows spanning across the back of the home, seamlessly merging indoor and outdoor spaces. The owners' retreat is generously sized and features an inviting bath with a spa-like walk-in shower, dual vanity and a spacious walk-in closet. The thoughtful layout of the home ensures privacy for bedrooms, while the three living areas offer a canvas for



customizationâ€”be it a dedicated study, a playroom, a home gym, a meditation zone, or hobby area. The expansive outdoor covered patio is perfect for watching the game or savoring your morning coffee in a serene and picturesque setting overlooking an impressive grove of majestic oak trees. With an acre of outdoor space, there is ample space for recreation, gardening or even letting your furry friend roam freely. Located in the Preserve at Thomas Springs within Austin ISD and minutes from four esteemed private schools.

Built in 2016

Essential Information

ListingFeed	abor_vow
MLS® #	3682756
List Price	\$1,350,000
Sale Price	\$1,314,225
Sale Date	September 21st, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,784
Acres	1.00
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9800 Fallow Run
Subdivision	Preserve At Thomas Spgs Roa
City	Austin
County	Travis
State	TX
Zip Code	78736

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Not Available, Propane, Phone Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Community Mailbox
Parking	Attached, Concrete, Door-Multi, Driveway, Garage, Inside Entrance, Garage Faces Side, Side By Side
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Convection Oven, Double Oven, Dishwasher, Exhaust Fan, Electric Water Heater, Built-In Freezer, Disposal, Microwave, Propane Cooktop, Range Hood, Tankless Water Heater, Vented Exhaust Fan
Heating	Exhaust Fan, Electric, Fireplace(s), Heat Pump
Cooling	Ceiling Fan(s), Electric, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Propane
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, In-Wall Pest Control System, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Moderate Trees, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Large Size, Trees Medium Size, Trees Small Size
Windows	Double Pane Windows, Drapes, Low Emissivity Windows, Plantation Shutters, Screens, Vinyl, Window Treatments
Roof	Composition, Shingle
Construction	Radiant Barrier, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Baldwin

Middle
High

Small
Bowie