

# **\$2,199,000 - 3300 Scenic Overlook Trail, Austin**

MLS® #3688799

---

## **\$2,199,000**

4 Bedroom, 5.00 Bathroom, 4,731 sqft  
Residential on 1.00 Acres

Canyons At Lake Travis, Austin, TX

Custom immaculate home in highly sought after Gated Canyons at Lake Travis. First Time on Market. Original Owners. This spectacular home is beautifully situated on One Acre Lot. Attention to detail & unique architectural design throughout. Recent interior & exterior paint. Lovely courtyard outdoor living space at entrance graciously invites family & guests into the home. Private casita with separate entrance. Kitchen opens to living area ideal for family gatherings. Ornate custom farm sink. Propane cooktop is a chef's delight. Spacious dining room with iron doors open to courtyard. Bar area w/ beverage refrigerator & wine storage. Main level Media room & Billiard/Game room. Large office ideal for working remotely. Stone fireplace in living area makes for great place to unwind while enjoying views of the pool and outdoor living space. Beautiful Hardwood floors in Master suite, living area & office bring warmth to this open floor plan. Master suite has high beamed ceilings w/ sitting area for relaxing and enjoying moments of solitude. Spacious Master bath creates a spa-like feel. Large Walk in closet w/ built ins & dressing area. Two additional bedrooms upstairs w/ private baths & Study nook. Expansive doors in living area slide open to bring the outdoors in. Backyard backs to greenbelt for privacy, amazing sunsets & walks along the trails. Large Walk in closet w/ built ins. The outdoor living space is an Oasis of fun! Covered patio for outdoor dining and pergola w/ additional



sitting area & grill area. Views of pool, waterfall and outdoor fireplace are focal points of this great entertaining space. Convenient to shopping and restaurants. Hill Country living at its finest. Lake Travis ISD

Built in 2012

### Essential Information

ListingFeed	abor_vow
MLS® #	3688799
List Price	\$2,199,000
Sale Price	\$2,100,000
Sale Date	January 20th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	4,731
Acres	1.00
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	3300 Scenic Overlook Trail
Subdivision	Canyons At Lake Travis
City	Austin
County	Travis
State	TX
Zip Code	78734

### Amenities

Utilities	Electricity Available, Propane
Features	Community Mailbox, Gated
Parking	Attached, Door-Multi, Garage
# of Garages	3
Garages	Garage Door Opener
View	Hills, Pool

Waterfront None

### **Interior**

Interior Carpet, Tile, Wood

Appliances Built-In Oven, Cooktop, Double Oven, Exhaust Fan, Gas Water Heater, Propane Cooktop, Stainless Steel Appliance(s)

Heating Propane

Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Great Room, Outside

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Gas Grill, Lighting, No Exterior Steps, Outdoor Grill, Private Yard, Rain Gutters

Lot Description Level, Sprinklers Automatic, Trees Medium Size, Views, Waterfall

Windows Drapes, Shutters, Window Treatments

Roof Tile

Construction Masonry, Stone, Stucco

Foundation Slab

### **School Information**

District Lake Travis ISD

Elementary Lake Travis

Middle Hudson Bend

High Lake Travis