

# \$1,700,000 - 1504 Johnny Miller Trail, Austin

MLS® #3806121

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## \$1,700,000

4 Bedroom, 2.00 Bathroom, 2,535 sqft  
Residential on 0.33 Acres

Lost Creek, Austin, TX

Welcome to this spectacular single-story home nestled on one of Lost Creek's most picturesque tree-filled lots. Inside, natural light floods the spacious living area through a wall of windows, highlighting the vaulted beamed ceilings, warm oak floors, built-in entertainment center, and a charming stone fireplace. The heart of the home, the enormous kitchen, boasts stainless professional-grade Kitchen-Aid appliances, expansive quartz countertops, a breakfast bar, and abundant cabinet storage. Enjoy privacy in the secluded owner's wing, featuring two large walk-in closets and a spa-like bathroom with an oversized soaking tub and separate shower, adorned with quartz countertops and a double vanity. Step outside to discover an entertainer's dream backyard, with multiple seating areas, a refreshing deep pool with a removable safety fencing system, and recently updated landscaping. Additional features include an amazing children's play set, all-weather storage shed and a versatile garage with pass-through front and back garage doors, ideal for woodworking or as a flex space. Nestled in the heart of the renowned Eanes school district. Residents enjoy convenient access to walking trails and the Barton Creek greenbelt directly from within the community. With excellent proximity to downtown, Westlake shopping and dining destinations, and both Westlake and Barton Creek Country Clubs for golf, tennis and more!



Built in 1981

## Essential Information

ListingFeed	abor_vow
MLS® #	3806121
List Price	\$1,700,000
Sale Price	\$1,640,000
Sale Date	June 18th, 2024
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,535
Acres	0.33
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	1504 Johnny Miller Trail
Subdivision	Lost Creek
City	Austin
County	Travis
State	TX
Zip Code	78746

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Available, High Speed Internet Available, Sewer Available, Water Connected
Features	Golf, Playground, Trails/Paths
Parking	Circular Driveway, Door-Multi, Drive Through, Garage
# of Garages	2
View	Neighborhood, Pool
Waterfront	None
Has Pool	Yes

## Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Stainless Steel

	Appliance(s), Vented Exhaust Fan
Heating	Central, Natural Gas
Cooling	Central Air, Ductless
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Playground, Rain Gutters
Lot Description	Back Yard, Near Golf Course, Level, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows	Double Pane Windows
Roof	Composition
Construction	Masonry, Stone Veneer
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge
High	Westlake