

# \$2,295,000 - 2709 Trail Of Madrones, Austin

MLS® #3838903

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## \$2,295,000

4 Bedroom, 4.00 Bathroom, 3,191 sqft  
Residential on 0.64 Acres

Canyon View Estates, Austin, TX

Located in the rolling hill country community of West Lake Hills, this incredible, modern home sits on a spacious .63 acre lot overlooking the grand views this area is so well known for. Tastefully remodeled in 2016, the bright & open floor plan features wide plank white oak hardwood floors, modern light fixtures, a joyful mix of white walls, black wrought-iron, and wood accented walls & ceiling beams.

Kitchen is equipped with caesarstone counter tops, Sub-Zero/Wolf stainless-steel appliances, double-ovens, induction cooktop, breakfast bar, and dining area.

Primary bedroom is on the main level (3 bedrooms total on main level) with stunning master bath, walk-in closet, & private outdoor patio. Lower level offers spacious second living room and a secondary bedroom and bathroom. Take in the spectacular views & dine al fresco on the wrap around balcony. Backyard has been left natural however there is room for a pool and other improvements.

Quiet street with Incredible access to nearby shopping, Lake Austin, Austin Country Club, EANES ISD Schools, and local favorite restaurants.

EANES ISD:



Â â€¢Â Bridge Point Elementary

Â â€¢Â Hill Country Middle School

Â â€¢Â Westlake High School

Built in 1972

### Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 3838903                 |
| List Price     | \$2,295,000             |
| Sale Price     | \$2,260,000             |
| Sale Date      | October 14th, 2021      |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 3,191                   |
| Acres          | 0.64                    |
| Year Built     | 1972                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2709 Trail Of Madrones |
| Subdivision | Canyon View Estates    |
| City        | Austin                 |
| County      | Travis                 |
| State       | TX                     |
| Zip Code    | 78746                  |

### Amenities

|           |   |
|-----------|---|
| Utilities | Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected |
| Features  | Internet Access, Shopping   |
| Parking   | Additional Parking, Carport, Driveway, Open   |
| View      | Canyon, Park/Greenbelt, Hills, Panoramic, Trees/Woods   |

Waterfront None

### **Interior**

Interior Tile, Wood

Appliances Built-In Oven, Built-In Refrigerator, Double Oven, Dishwasher, Disposal, Induction Cooktop, Stainless Steel Appliance(s)

Heating Central, Electric, Zoned

Cooling Central Air, Electric, Zoned

Fireplace Yes

# of Fireplaces 1

Fireplaces Blower Fan, Decorative, Electric, Family Room, Living Room

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Balcony

Lot Description Backs to Greenbelt/Park, Gentle Sloping, Moderate Trees, Native Plants, Views

Windows Double Pane Windows, Window Coverings

Roof Metal

Construction Frame, Stucco

Foundation Slab

### **School Information**

District Eanes ISD

Elementary Bridge Point

Middle Hill Country

High Westlake