

\$1,395,000 - 2803 Mancini Cove, Cedar Park

MLS® #3935304

\$1,395,000

5 Bedroom, 5.00 Bathroom, 4,322 sqft
Residential on 0.28 Acres

Cypress Canyon Subd Sec 5, Cedar Park, TX

Unique opportunity to own a luxurious backyard tropical paradise nestled in Austin's highly sought-after suburb of Cedar Park at 2803 Mancini Cove ~ luscious landscaping, salt-water pool with beach entry, heated spa, expansive outdoor living areas and kitchen, stone natural gas fireplace, and low-maintenance turf. Tucked on a private cul-de-sac lot in the Cypress Canyon section of The Ranch at Deer Creek, this home abuts the Travis County Audubon Society Preserve and is convenient to the highly acclaimed Leander ISD schools of Deer Creek Elementary, Cedar Park Middle and Cedar Park High. With over 4,300 square feet, the floorplan features 5 bedrooms (first floor Primary & Secondary Suites), 4.5 baths, main level study, 2 dining rooms, 3 living areas (main living, upper-level game room and media room) plus an open second floor study area with built-in desk and cabinetry. Kitchen includes 2 ovens, nugget/Sonic ice machine, stainless refrigerator, walk-in pantry, under-cabinet lighting, eat-up bar, center island and much more. The home also features a dedicated 220V outlet in the garage for an electric vehicle or workshop needs. Roof and gutter replacement completed May 2022. Tankless Water Heater 2021 & whole house surge protector March 2020. Sellers prefer a lease-back through mid-August.



Built in 2008

Essential Information

ListingFeed	abor_vow
MLS® #	3935304
List Price	\$1,395,000
Sale Price	\$1,485,000
Sale Date	July 22nd, 2022
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,322
Acres	0.28
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2803 Mancini Cove
Subdivision	Cypress Canyon Subd Sec 5
City	Cedar Park
County	Travis
State	TX
Zip Code	78613

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Community Mailbox, Playground, Park, Pool, Trails/Paths
Parking	Attached, Door-Multi, Garage Faces Front, Garage, Electric Vehicle Charging Station(s)
# of Garages	3
View	Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Ice Maker,

Microwave, Plumbed For Ice Maker, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater

Heating Central
Cooling Central Air, Ceiling Fan(s)
Fireplace Yes
of Fireplaces 2
Fireplaces Gas Log, Great Room, Outside
of Stories 2
Stories Two

Exterior

Exterior Features Balcony, Exterior Steps, Rain Gutters
Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Views
Windows Blinds, Double Pane Windows, Shutters
Roof Composition
Construction Masonry
Foundation Slab

School Information

District Leander ISD
Elementary Deer Creek
Middle Cedar Park
High Cedar Park