

# \$1,750,000 - 311 Sweet Grass Lane, Austin

MLS® #3986382

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## \$1,750,000

4 Bedroom, 3.00 Bathroom, 4,494 sqft  
Residential on 0.34 Acres

Serene Hills Sub Ph 2w, Austin, TX

Hilltop Contemporary Modern completed by Partners in Building in 2019. Soaring 16 foot ceilings and wide-plank, white oak floors grace the open-concept primary living area, kitchen, and media room. With 4 bedrooms, 3 full baths, Living Room, Game Room, Media Room and Office, this nearly 4500 square foot home is a true find. The chef's kitchen is an entertainers dream with a fleet of top-of-the-line KitchenAid stainless steel appliances, double ovens, free standing range with exterior venting hood, expansive center island with counter seating, Kinetico K5 water system, soft-close doors, and walk-in pantry. The media room and home have been outfitted with an extensive Macauley Technologies Matrix system, Araknis network, Paradigm surround sound system and Roku boxes for each TV which allow for simultaneous or multiple viewing options across screens and rooms. The matrix system extends to the primary bedroom, game room, and includes speakers in the primary shower and on the back patio. The spacious primary suite features an oversized primary bath with marble countertops, walk through shower, separate tub, infrared sauna, and generously sized walk-in primary closet with built-ins that would make Neiman Marcus jealous. Sited with no neighbors behind, the terraced back yard offers incredible privacy, with plans for a pool completed by Cody Pools available upon request. The home also includes a fireplace, spacious utility and laundry room, mud room,



remote controlled automatic sun shades, 3-car garage, and a SpringWell whole home water filtration system with salt free softener. Zoned for exemplary Lake Travis schools, minutes to Lake Travis and Galleria Mall, this is an oasis of calm ready to welcome its next owners.

Built in 2019

### Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 3986382                 |
| List Price     | \$1,750,000             |
| Sale Price     | \$1,655,000             |
| Sale Date      | August 19th, 2022       |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 4,494                   |
| Acres          | 0.34                    |
| Year Built     | 2019                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 311 Sweet Grass Lane   |
| Subdivision | Serene Hills Sub Ph 2w |
| City        | Austin                 |
| County      | Travis                 |
| State       | TX                     |
| Zip Code    | 78738                  |

### Amenities

|              |  |
|--------------|--|
| Utilities    | Cable Available, High Speed Internet Available |
| Features     | Common Grounds/Area, Trails/Paths              |
| Parking      | Attached, Garage                               |
| # of Garages | 3  |
| View         | Hills  |

Waterfront None

### **Interior**

Interior Carpet, Tile, Wood

Appliances Built-In Gas Oven, Built-In Oven, Cooktop, Double Oven, Dryer, Dishwasher, Disposal, Microwave, Water Purifier Owned, Refrigerator, Range Hood, Water Softener Owned

Heating ENERGY STAR Qualified Equipment, Zoned

Cooling ENERGY STAR Qualified Equipment, Zoned

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room

# of Stories 1

Stories One

### **Exterior**

Exterior Features Rain Gutters

Lot Description Landscaped, Native Plants, Private, Sprinklers In Ground

Windows Double Pane Windows, Solar Screens, Window Treatments

Roof Metal

Construction Stucco

Foundation Slab

### **School Information**

District Lake Travis ISD

Elementary Serene Hills

Middle Lake Travis

High Lake Travis