

\$2,099,000 - 6249 Bernia Drive, Austin

MLS® #4102635

\$2,099,000

5 Bedroom, 6.00 Bathroom, 4,503 sqft
Residential on 0.50 Acres

Avana Ph 3, Austin, TX

Welcome to this stunning Standard Pacific Luxury home located in the highly sought-after, gated, Avana Estates. This was one of the most expensive view lots in this 20-home luxury subdivision with a complete panoramic view of the 1200-acre conservation easement located behind. The homesite is located on just over .49 of an acre, but this owner was granted with an additional .51~ of easement that was included in the home's overall yard space. The land the home sits on now is just over an acre. The entirety of the lot and granted easement are completely fenced-in to the rear. This granted easement is an extension of your yard and you do not pay taxes on it. This home was custom built, featuring 5 large bedrooms, 5 and 1/2 baths, 4 living areas including a separate office space, game room, media room and huge utility room/mud room. Entering the home, you're immediately captivated by the soaring cathedral ceilings that give the feeling of grandeur and showcases large custom lights suspended in air. Wood tile throughout the entrance and hall is as beautiful as it is durable. The kitchen is centrally located, so the chef knows where the whole family is in the house. Downstairs features 3 large bedrooms with each having their own full bath attached. Upstairs has 2 more large bedrooms, 2 full baths, a media room with a 140-inch screen and a game room! The game room features a beverage bar refrigerator. There are views for 20 miles as you step out of



your game room onto the back, covered balcony. Downstairs, you have a cozy family room with a gas fireplace, a wall of windows and a large back patio that is perfect for cookouts on the grill. Below, there is a beautiful sport-court that was constructed and there is plenty of room for a large pool. The garage space is grand, with plenty of room for 3 cars AND extra storage. Avana Estates are the top luxury homes constructed in Circle C Ranch, and although the home is located in Hays County, the schools are AISD. Hurry!

Built in 2016

Essential Information

ListingFeed	abor_vow
MLS® #	4102635
List Price	\$2,099,000
Sale Price	\$2,000,000
Sale Date	June 6th, 2024
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,503
Acres	0.50
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	6249 Bernia Drive
Subdivision	Avana Ph 3
City	Austin
County	Hays
State	TX
Zip Code	78739

Amenities

Utilities	Cable Connected, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Golf, Gated, Internet Access, Pet Amenities, Park, Sport Court(s), Trash Pickup Door to Door, Trails/Paths
Parking	Attached, Door-Multi, Driveway, Electric Vehicle Charging Station(s), Garage Faces Front, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	City, Park/Greenbelt, Hills, Panoramic, Pasture, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Range, Built-In Range, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Convection Oven, Cooktop, Electric Oven, Gas Cooktop, Gas Range, Microwave, Oven, Refrigerator, Range Hood, Tankless Water Heater, Vented Exhaust Fan, Wine Cooler
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Outdoor Grill, Private Yard, Sport Court
Lot Description	Bluff, Back Yard, Cul-De-Sac, Backs to Greenbelt/Park, Near Golf Course, Gentle Sloping, Moderate Trees, Private, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size, Views
Windows	Double Pane Windows, Window Treatments
Roof	Composition, Shingle
Construction	Masonry, Stone, Stone Veneer
Foundation	Slab

School Information

District	Austin ISD
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Elementary
Middle
High

Bear Creek
Gorzycki
Bowie