

\$1,295,000 - 3413 Normandy Ridge Lane, Austin

MLS® #4116590

\$1,295,000

4 Bedroom, 3.00 Bathroom, 3,307 sqft
Residential on 0.31 Acres

Lake Pointe, Austin, TX

This well-appointed single-family home will appeal to those who demand high quality finishes and design aspects without impeding on comfort. Lovingly cared for for the past 15 years, this immaculate home sits on an oversized, .31 acre lot on a quiet cul-de-sac in Lake Pointe. An extensive list of upgrades have been completed in this spacious 2-story home that includes 4 beds, 3 full baths, 2 living areas, 2 dining areas, and an office. Custom sliding barn doors close off the converted front office that includes built in cabinets, a quartz desk and storage closet. As natural light pours inside of the wall of windows in the living area, the wide plank wood gleams with warmth. The gourmet kitchen is absolutely flawless with upgraded appliances that include a Sub-Zero Built-In Fridge, Sub-Zero Double Drawer Under-Island Counter Fridge, Thermador Induction Cooktop, and Bosch Oven and Microwave. The shaker style cabinetry is complimented by SS hardware, tile backsplash, and upgraded quartz countertops. The previous office space was converted into a main floor guest bedroom. The guest bathroom on the main floor has been completely updated with tile flooring, fixtures, lighting, and more. On the 2nd floor, you will find 2 guest beds, an updated full bath, a game room, and the owner's suite. The luxurious owner's suite inspires relaxation with a soaring ceiling, an updated ensuite bath, and a large walk-in closet. The opulent ensuite bath includes marble tiles, heated floors, an



updated freestanding tub, shower, and countertops. Dine among the treetops on the picturesque, multi-tiered back deck, that looks admirably over the private backyard. Design your backyard oasis in the beautiful backyard with room for a pool. Solar panels keep energy costs to a minimum. Access to a greenbelt trail at the end of the cul-de-sac + blocks from the Hill Country Galleria and HEB, 16 mi from DT Austin, and 21 mi from the airport. See upgrades list for more details.

Built in 1999

Essential Information

ListingFeed	abor_vow
MLS® #	4116590
List Price	\$1,295,000
Sale Price	\$1,225,000
Sale Date	June 24th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,307
Acres	0.31
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3413 Normandy Ridge Lane
Subdivision	Lake Pointe
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Electricity Available, Sewer Available, Water Available
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Features	Common Grounds/Area, Clubhouse, Lake, Playground, Pool, Sport Court(s), Sidewalks, Tennis Court(s), Trails/Paths
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage
# of Garages	2
View	Park/Greenbelt, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Exhaust Fan, Electric Water Heater, Disposal, Induction Cooktop, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central, Electric, Heat Pump
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Playground, Private Yard, Rain Gutters
Lot Description	Cul-De-Sac, Interior Lot, Landscaped, Sprinklers Automatic, Trees Medium Size
Windows	Blinds, Screens
Roof	Composition
Construction	Brick Veneer, HardiPlank Type, Masonry
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Lake Pointe
Middle	Bee Cave Middle School
High	Lake Travis