

\$1,100,000 - 13717 Camp Comfort Lane, Austin

MLS® #4132165

\$1,100,000

4 Bedroom, 4.00 Bathroom, 3,769 sqft
Residential on 0.17 Acres

Northwoods At Avery Ranch, Austin, TX

Amazing "as-new" home in the highly desirable Northwoods at Avery Ranch that has been meticulously taken care of. Built by the popular Scott Felder Homes which features 4 bedrooms, 3.5 baths and backs to greenspace. The downstairs features a home office, dining room/sitting room and a huge open floor plan with a spacious living area that overlooks the backyard. The kitchen is an entertainer's dream with a large island, gorgeous granite counters, beautiful cabinets, backsplash and stainless appliances. Relax in the private master retreat on the lower level with a spa-like bathroom with separate double sinks, a walk in shower and large garden tub with a huge custom closet. Upstairs you'll find an oversized media room that could be used as a game room/flex space, 3 spacious bedrooms and 2 full bathrooms. Upgrades include a turf backyard, custom master closet, designer paint, gorgeous hardwoods throughout the lower level home, plantation shutters, and much more! The backyard has an expansive covered patio with a large fireplace and tongue and groove ceiling. Security system conveys with cameras and all ADT which includes google home. Custom speakers installed in the outside patio, primary bedroom and living room. Neighborhood amenities include a pool and amenity center, Avery Ranch golf course, miles of trails for hiking and biking. Highly rated Round Rock schools and only minutes to the metro station, Domain, Lakeline Mall with easy access to 183



and toll roads.

Built in 2017

Essential Information

ListingFeed	abor_vow
MLS® #	4132165
List Price	\$1,100,000
Sale Price	\$1,100,000
Sale Date	July 1st, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,769
Acres	0.17
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	13717 Camp Comfort Lane
Subdivision	Northwoods At Avery Ranch
City	Austin
County	Williamson
State	TX
Zip Code	78717

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
Features	Common Grounds/Area, Clubhouse, Playground, Park, Pool, See Remarks
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt

Waterfront None

Interior

Interior Carpet, Tile, Wood

Appliances Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Oven, Refrigerator, Tankless Water Heater

Heating Central

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Outside, Stone

of Stories 2

Stories Two

Exterior

Exterior Features Gas Grill, Outdoor Grill, Private Yard, Rain Gutters, See Remarks

Lot Description Backs to Greenbelt/Park, Sprinklers In Front, Landscaped, Level, Trees Medium Size, Trees Small Size, Xeriscape

Windows Double Pane Windows, Shutters

Roof Composition, Shingle

Construction Masonry

Foundation Slab

School Information

District Round Rock ISD

Elementary Purple Sage

Middle Pearson Ranch

High McNeil