

\$1,400,000 - 9712 Fallow Run, Austin

MLS® #4194254

\$1,400,000

4 Bedroom, 5.00 Bathroom, 3,764 sqft
Residential on 1.01 Acres

Preserve At Thomas Spgs Roa, Austin, TX

Luxury home built in 2017 in a quaint 32-home subdivision. This single-story David Weekley "Maidstone" is situated on a sprawling 1-acre lot with almost 3800sf & boasts approximately \$345k in upgrades, features & improvements. A well-designed floor plan with 4 bedrooms, 4.5 baths, 4 living areas, formal dining, breakfast nook, two 2-car garages & impressive, enclosed sunroom plus extensive outdoor living space. The heart of this home lies within the open-concept gourmet kitchen where the family foodie is sure to enjoy preparing the next delicious dish with the company of those relaxing nearby in the family room, breakfast nook or flex space. This fresh, bright kitchen showcases polished Silestone countertops, shining stainless-steel appliances, built-in double ovens, a convection microwave, a propane cooktop, an expansive center island & a plethora of cabinet space. The family room is anchored by a wall of windows across the back of the home with natural light beaming in & opening to a gorgeous sunroom complete with a floor-to-ceiling stone fireplace. Retreat to the generous-sized owners' suite featuring a bay window, a spacious bath with a spa-like walk-in shower, dual vanities & California Closets designed walk-in closet. Flexibility abounds with three additional living areas that could easily be a dedicated study, playroom, home gym, meditation zone, hobby area, or whatever you dream of! With its smart design, the seamless flow of this home provides great



separation of bedrooms giving everyone plenty of privacy. This home spared no expense for the outdoor enthusiast with its lush landscaping, spa, built-in BBQ grill, pergola, lower seating area & deck. There will be space for everyone, including Rover to run around the fenced backyard or the avid gardener to harvest those summer veggies. Easy access to restaurants & retail in southwest Austin, Bee Cave & Dripping, plus 4 esteemed private schools & only 15 minutes to Downtown Austin make this the perfect location!

Built in 2017

Essential Information

ListingFeed	abor_vow
MLS® #	4194254
List Price	\$1,400,000
Sale Price	\$1,490,000
Sale Date	May 23rd, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,764
Acres	1.01
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9712 Fallow Run
Subdivision	Preserve At Thomas Spgs Roa
City	Austin
County	Travis
State	TX
Zip Code	78736

Amenities

Utilities	Cable Connected, Electricity Connected, Fiber Optic Available, Natural Gas Not Available, Propane, Water Connected, Underground Utilities
Features	Community Mailbox
Parking	Attached, Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Inside Entrance, Garage Faces Side, Side By Side, Electric Vehicle Charging Station(s)
# of Garages	4
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Convection Oven, Double Oven, Washer/Dryer Stacked, Dishwasher, Exhaust Fan, Disposal, Gas Water Heater, Microwave, Propane Cooktop, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Wine Cooler, Wine Refrigerator
Heating	Central, Exhaust Fan, Fireplace(s), Heat Pump
Cooling	Central Air, Ceiling Fan(s), Heat Pump, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Glass Doors, Gas Log, Gas Starter, Outside, Propane, Raised Hearth
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, In-Wall Pest Control System, Lighting, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Sprinkler - Rain Sensor, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Large Size, Trees Medium Size
Windows	Double Pane Windows, Low Emissivity Windows, Plantation Shutters, Screens, Vinyl, Window Treatments
Roof	Composition, Shingle
Construction	Blown-In Insulation, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Baldwin
Middle	Small
High	Bowie