

\$1,399,000 - 8304 Cochrane Cove, Austin

MLS® #4225166

\$1,399,000

4 Bedroom, 3.00 Bathroom, 2,546 sqft
Residential on 0.16 Acres

Lanier Terrace Sec 01, Austin, TX

Stunning custom-built home by Paradisa boasts an open floor plan that seamlessly blends the indoor and outdoor living spaces. The abundant natural light that pours in through the numerous Anderson windows illuminates the wide plank oak flooring, creating a warm and inviting atmosphere. The massive kitchen is a chef's delight, featuring custom-built wood cabinets that provide ample storage space, as well as a wine fridge and pot filler for added convenience. The large living room is the perfect place to relax or entertain, with a Fleetwood slider leading outside to the covered patio with an outdoor kitchen overlooking the manicured property. The heated pool and spa are the focal point of the backyard oasis, surrounded by gorgeous custom landscaping. The pool bath is a thoughtful addition, ensuring that your guests don't have to trek through the house when they need to freshen up. The large primary suite is the epitome of luxury. This private retreat boasts ample space with a large walk-in closet and ensuite bathroom which is equally impressive. Some of the features include a soaking tub that invites you to unwind and relax after a long day, a fully enclosed large shower with multiple shower heads that offer a spa-like experience, and designer tile that adds a touch of elegance to the space. The spacious vanity with double sinks and plenty of storage completes this luxurious bathroom, making it a true oasis within the home. The large utility room is



equipped with custom cabinetry, providing plenty of storage and organization options. Full intelligent home automation, pre-wired for surround sound, exterior security cameras, and Cat6 ethernet wiring. Built to maximize the home's efficiency with foam insulation in the exterior walls, garage, roof, and batt insulation in interior walls. Other green features include an efficient HVAC system with Aprilaire (fresh air intake), tankless hot water, automatic irrigation with a bubbler for plants, and a complete gutter system.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	4225166
List Price	\$1,399,000
Sale Price	\$1,349,000
Sale Date	January 19th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,546
Acres	0.16
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	8304 Cochrane Cove
Subdivision	Lanier Terrace Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78757

Amenities

Utilities	Above Ground Utilities
Features	See Remarks
Parking	Attached, Garage
# of Garages	2
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Disposal, Gas Water Heater, Microwave, Oven, Range, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

Exterior

Exterior Features	Gas Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Private, Sprinklers Automatic, Sprinklers In Ground
Windows	Low Emissivity Windows
Roof	Shingle
Construction	Board & Batten Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Wooten
Middle	Burnet (Austin ISD)
High	Navarro Early College