

# \$1,195,000 - 11917 W Cow Path, Austin

MLS® #4299875

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## \$1,195,000

3 Bedroom, 3.00 Bathroom, 3,105 sqft  
Residential on 0.37 Acres

Angus Ranch, Austin, TX

**MULTIPLE OFFERS - DEADLINE MON 2PM -**

Don't miss on this one of a kind property.

Original owner has fully updated and meticulously maintained. Oversized .37 acre lot, main house is 2910sqft with 3bed, 2.5bath, office, breakfast area, formal dining, kitchen open to living room & large family room with Pela crank windows and sliding glass door leading to patio/pool. Owners suite has tray ceilings, crown molding & Pela sliding glass door leading to a private patio with remote control retractable sun/privacy screen.

Engineered wood throughout most of the house, travertine tile, recessed lighting, granite/quartz counters, custom soft close kitchen cabinets & vanities. Extremely private back yard is a entertainers paradise with large trees, pool/spa, rock waterfall, water slide, pool pavilion with outdoor kitchen, outdoor stereo speakers & plenty of seating for guests. The 195sqft bonus building/studio at rear of property is insulated and equipped with tile floors, AC/heat, electric, front door & & sliding glass door. Current owner stores pool equipment in the building but has lots of potential for separate office, kids play room or jam room. Extra 50AMP panel added near garage for RV hookup. New floor plan with updated sqft measure for both structures is uploaded in photos and attachments. A **MUST SEE**



Built in 2001

## Essential Information

ListingFeed	abor_vow
MLS® #	4299875
List Price	\$1,195,000
Sale Price	\$1,250,000
Sale Date	November 3rd, 2021
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,105
Acres	0.37
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	11917 W Cow Path
Subdivision	Angus Ranch
City	Austin
County	Travis
State	TX
Zip Code	78727

## Amenities

Utilities	Electricity Connected, Fiber Optic Available, Propane, Water Connected, Underground Utilities
Features	Community Mailbox, Sidewalks, Curbs
Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Double Oven, Dishwasher, Electric Water Heater, Free-Standing Electric Range, Disposal, Microwave, Stainless Steel Appliance(s), Vented

	Exhaust Fan
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Gas Grill, Lighting, Private Yard, Rain Gutters
Lot Description	Landscaped, Level, Private, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	HardiPlank Type, Masonry, Stone
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Davis
Middle	Murchison
High	Anderson