

# **\$1,395,000 - 9808 Lavon Bend, Austin**

MLS® #4339947

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## **\$1,395,000**

5 Bedroom, 6.00 Bathroom, 5,015 sqft  
Residential on 0.21 Acres

Heritage Oaks, Austin, TX

Welcome to your dream home in the highly sought-after Heritage Oaks subdivision of Avery Ranch! This stunning two-story, 5-bedroom, 6-bathroom single family residence offers luxury living at its finest.

Step inside and be greeted by a spacious open floor plan with modern amenities and stylish finishes throughout. The main Level features a Guest Bedroom with Full Bathroom, a Bright and Spacious Living Room, A Grand staircase, a Master Suite with its own retreat space and an absolutely Dream come true Gourmet Kitchen with an ultra Large Island, tonnes of Counter Space, Cabinets upto Ceiling Level and featuring top-of-the-line stainless steel appliances and Granite countertops. A large Pantry and a Butler Pantry offer enough space for any New or Experienced home Chef/Chefs. Upstairs you will find Three additional Bedrooms, 2 Full Bathrooms and a Powder Bath, a Large loft/game room and a Media Room. The Balcony Upstairs would be a great space to relax and enjoy nice conversations! Beautiful 7in Wood flooring adorn the entire home including Upstairs except the secondary bedrooms. Both the Living Room and Media Room are wired for 7.1 surround sound system and the speakers convey with the home. This well-maintained home offers over 5,000 square feet of living space, built with the highest quality materials and craftsmanship. Enjoy the outdoors on the covered patio



overlooking the backyard. Three car Garage offers ample space for your vehicles and additional storage.

Located in the top-rated Round Rock Independent School District, this home is zoned for Elsa England Elementary, Pearson Ranch Middle, and McNeil High School. Don't miss this rare opportunity to own a luxurious home in the highly-desirable Avery Ranch community. Schedule your showing today!

Built in 2018

### Essential Information

ListingFeed	abor_vow
MLS® #	4339947
List Price	\$1,395,000
Sale Price	\$1,300,000
Sale Date	May 19th, 2023
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,015
Acres	0.21
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	9808 Lavon Bend
Subdivision	Heritage Oaks
City	Austin
County	Williamson
State	TX
Zip Code	78717

### Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Connected, Underground Utilities
Features	Playground, Park, Pool, Sport Court(s), Tennis Court(s)
Parking	Attached, Garage Faces Front, Garage
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Self Cleaning Oven, Double Oven
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Glass Doors
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, In-Wall Pest Control System, Rain Gutters
Lot Description	Sprinklers In Rear, Sprinklers In Front, Interior Lot, Level, Sprinklers Automatic
Windows	None
Roof	Composition
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

### **School Information**

District	Round Rock ISD
Elementary	Elsa England
Middle	Pearson Ranch
High	McNeil