

\$1,250,000 - 12808 Padua Drive, Austin

MLS® #4506944

\$1,250,000

4 Bedroom, 5.00 Bathroom, 3,140 sqft
Residential on 0.22 Acres

Avana Ph 1 Sec 3, Austin, TX

Multiple offers received. Submit best and final by Tuesday, April 12th by 7 pm. Decision will be made on Wednesday morning. Perfection in Avana and all that Circle C amenities have to offer! Immaculate home loaded with upgrades that is an easy walk to highly sought after Bear Creek. One story with all 4 beds and 3 baths(2/1) on main with an added almost 400 sqft second story game/flex room and full bath upstairs. Kitchen cabinets to the ceiling create an elegant traditional look with touch of light modern feel that is perfect for large family/gathering entertaining. Huge center island overflows to eat-in breakfast area that has built-ins that can store your finest china and all the kid's crafts while serving as a large buffet. Open dining flows into living that offers a wall of windows and 10-12 foot ceiling height throughout lets the light flow-in and enjoy the long-views of trees and open space. Primary bedrm features a curved wall of windows to enjoy the view for sitting and primary bath feels like a resort with soaking tub, modern walk-in shower, double vanities including upgraded lighting and fixtures. Pass through to the primary walk-in closet with center island and high storage to the ceiling makes anyone feel like a celebrity. All secondary bedrooms are generous and one has its own ensuite for privacy to indulge your guests. The garage features a 4 foot extension, added limestone patio and artificial turf/grass in the backyard makes busy life so easy to enjoy. Backyard offers open treeline views and is large enough



to accomodate your built-in pool addition. Access to nearby acres of walking trails and multiple Circle C pools and amenities. And so close to all the Austin infrastructure and minutes from all the best shopping make this a perfect location.

Built in 2015

Essential Information

ListingFeed	abor_vow
MLS® #	4506944
List Price	\$1,250,000
Sale Price	\$1,380,000
Sale Date	June 7th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,140
Acres	0.22
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	12808 Padua Drive
Subdivision	Avana Ph 1 Sec 3
City	Austin
County	Travis
State	TX
Zip Code	78739

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Pet Amenities, Playground, Pool, Trails/Paths
Parking	Garage Faces Front, Garage, Electric Vehicle Charging Station(s)

# of Garages	2
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Dishwasher, Gas Cooktop, Disposal, Microwave
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplaces	None
Stories	One and One Half

Exterior

Exterior Features	Private Yard
Lot Description	Moderate Trees, Sprinklers Automatic, Trees Medium Size
Windows	Double Pane Windows, Insulated Windows, Window Treatments
Roof	Asphalt
Construction	Frame, Stone, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Bear Creek
Middle	Gorzycki
High	Bowie