

\$1,280,000 - 709 Landon Lane, Austin

MLS® #4525538

\$1,280,000

3 Bedroom, 3.00 Bathroom, 2,259 sqft
Residential on 0.16 Acres

Country Club Lawns, Austin, TX

This Austin gem last sold 45 years ago. Since then, the home has had many thoughtful updates with care taken to preserve the original 1930s charm. The Tudor style with arched doorway and original front door create a warm, nostalgic feeling as you enter the home. Original hardwoods, wide baseboards and bead board all add to the character. Great natural light is created by the restored, original double hung windows now adorned with plantation shutters. You will love the eat in kitchen with long granite and Corian counters, glass front cabinets, under cabinet lighting, center island, dedicated pantry and gas range.

A convenient planning station makes it easy to look up your favorite recipe or help your kids with homework. The utility room will surprise you with itsâ€™™ half bath, folding table, shelving, sink & closets making laundry and house work a breeze. Two downstairs bedrooms share a bath with vintage tile, a pedestal sink, bead board, linen closet and additional cabinets above the tub. The private, oversized primary bedroom is the only room on the second floor. In addition to the walk in closet and vaulted ceiling, there is a nook that works well for reading, hobbies, or even an exercise area. Other features include double vanities, a walk in shower, tile flooring and a wall of windows overlooking the tree tops. Everyone will gravitate to the family room just off the kitchen with recessed lighting & more windows. Dining al fresco, swapping stories or simply enjoying your favorite beverage are all



more fun on the large screened in porch. A rare 1 car garage, mature landscaping & full sprinkler system complete the package. Nestled on a quiet dead end street with a walking bridge to Lee Elementary, this location is prime. You are minutes from shopping, dining, The University of TX, the Moody Center, Hancock Golf Course, Eastwoods Park & downtown Austin to name just a few places. Ask for the list of updates. Don't miss this sweet and rare opportunity!

Built in 1937

Essential Information

ListingFeed	abor_vow
MLS® #	4525538
List Price	\$1,280,000
Sale Price	\$1,100,000
Sale Date	July 26th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,259
Acres	0.16
Year Built	1937
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	709 Landon Lane
Subdivision	Country Club Lawns
City	Austin
County	Travis
State	TX
Zip Code	78705

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Water Connected
Parking	Driveway, Garage
# of Garages	1
View	Neighborhood
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Free-Standing Gas Range, Disposal, Gas Range, Gas Water Heater, Microwave, Oven, Refrigerator, Self Cleaning Oven, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Yard, Garden, Interior Lot, Level, Sprinklers Automatic
Windows	Plantation Shutters, Wood Frames, Window Treatments
Roof	Composition
Construction	Frame, Stucco
Foundation	Pillar/Post/Pier, Slab

School Information

District	Austin ISD
Elementary	Lee
Middle	Kealing
High	McCallum