

\$1,500,000 - 1305 Shannon Oaks Trail, Austin

MLS® #4621448

\$1,500,000

3 Bedroom, 3.00 Bathroom, 2,358 sqft
Residential on 0.39 Acres

Woods Westlake, Austin, TX

Welcome Home! Welcome to this beautiful one story home in the highly coveted Woods of Westlake neighborhood in exemplary Eanes ISD. Enjoy the plentiful natural light, vaulted ceilings and wide open floor plan perfect for everyday living and entertaining indoors and outdoors. The sellers invested over \$125k in improving the home including neutral paint, opening the living and kitchen areas, wood flooring, stunning primary bathroom remodel, outdoor kitchen and deck - engineered to support a custom built pizza oven! From the wall of windows in your living room and kitchen, soak in the view of your backyard oasis boasting beautiful Oak trees and an expansive flat .38 acre lot. The kitchen features a pass-through window to the outdoor kitchen, abundant cabinets with soft close drawers, and KitchenAid appliances with double ovens. The fireplace has a beautiful wood mantel matching the exposed ceiling beams and is perfect to cozy up to on a cold winter evening. Retreat and relax in your large primary bedroom that features a seating/office area and a gorgeous updated spa-inspired bathroom featuring double walk-in closets, dual vanities, a luxurious soaking tub, and a walk-in shower. The home features a bonus space off the living room perfect for a second sitting area, dining, office and/or piano room. Perfect for pizza and BBQs, the outdoor kitchen has a custom wood-burning pizza oven, gas grill and sink with cement counters. The outdoor space is perfect to enjoy your



morning cup of coffee or evening beverage. And there is more - a temperature controlled storage closet in the garage, perfect for your wine collection! For hiking enthusiasts, the beloved Hill of Life 3.1 mile out-and-back trail entrance to the Barton Creek Greenbelt starts in the neighborhood! Full sprinkler system and gutters. Conveniently located near major retail and shopping areas with an easy commute to north Austin, the airport and downtown with Westlake High School less than a mile away.

Built in 1981

Essential Information

ListingFeed	abor_vow
MLS® #	4621448
List Price	\$1,500,000
Sale Price	\$1,420,000
Sale Date	February 3rd, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,358
Acres	0.39
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1305 Shannon Oaks Trail
Subdivision	Woods Westlake
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Available, Sewer Available, Water Available
Features	Sidewalks, Trails/Paths, Curbs, Trash Pickup Door to Door
Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage, Kitchen Level, Off Street
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Wood, Stone
Appliances	Built-In Electric Oven, Built-In Oven, Cooktop, Double Oven, Dryer, Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Free-Standing Refrigerator, Disposal, Oven, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Washer
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters, Gas Grill, Outdoor Grill
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Level, Moderate Trees, Private, Sprinklers Automatic, Sprinklers In Ground
Windows	Blinds, Double Pane Windows
Roof	Composition
Construction	Masonry
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Forest Trail
Middle	West Ridge
High	Westlake