

\$1,500,000 - 12712 Mundomar Drive, Austin

MLS® #4641338

\$1,500,000

5 Bedroom, 4.00 Bathroom, 3,819 sqft
Residential on 0.21 Acres

Avana Circle C, Austin, TX

This exquisite home beautifully blends artistic vision with unmatched craftsmanship! Located in the desirable Avana community, the home makes a great first impression with attractive landscaping, a beautiful stone/stucco facade, & cedar garage doors. A double-height ceiling & stunning hardwood flooring greet you upon entrance, along with french doors that open to a dedicated home office (or 5th bedroom) featuring built-in bookcases & plantation shutters. Continue through the entry & into an elegant formal dining room complete with crown molding, a modern chandelier, & direct access to the kitchen for easy entertaining. The living room is the heart of the home enhanced with a vaulted & beamed ceiling, cascading windows that offer lovely backyard views, & a breathtaking floor-to-ceiling gas log fireplace. The gourmet kitchen is sure to inspire any home chef & is well appointed with light custom cabinetry complimented with upscale granite countertops & high-end stainless-steel appliances. The primary retreat is an owner's sanctuary complete with a stylized tray ceiling, hardwood flooring, & two walk-in closets. The primary bathroom resembles a 5-star hotel, with chic modern tile flooring, separate vanities, a luxurious soaking tub, & a frameless vertical spa shower with a bench seat. A secondary bedroom with a private bathroom is also located on the main floor - perfect for guests! The second floor offers plenty of space for sleep & play, including a large game room, a true media



room, 2 additional bedrooms, & 2 full bathrooms. The backyard was designed for outdoor enthusiasts & features a covered patio with an outdoor kitchen equipped for gas cooking & a corner wood-burning fireplace that adds the perfect ambiance to your evenings on the patio. The backyard offers endless amounts of space for hosting lively outdoor celebrations & wonderful privacy with no rear neighbors. Within walking distance to the community amenity center & Bear Creek Elementary!

Built in 2017

Essential Information

ListingFeed	abor_vow
MLS® #	4641338
List Price	\$1,500,000
Sale Price	\$1,700,000
Sale Date	April 7th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,819
Acres	0.21
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	12712 Mundomar Drive
Subdivision	Avana Circle C
City	Austin
County	Hays
State	TX
Zip Code	78739

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Community Mailbox, Playground, Park, Pool, Trails/Paths
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Tandem
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Hills
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Oven, Double Oven, Dishwasher, Electric Water Heater, Free-Standing Gas Oven, Free-Standing Gas Range, Disposal, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log, Living Room, Outside, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Gas Grill, Playground, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Private, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Medium Size, Views, Xeriscape
Windows	Double Pane Windows, Plantation Shutters, Screens
Roof	Composition, Shingle
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Hays ISD
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