

# **\$1,400,000 - 5312 Magdalena Drive, Austin**

MLS® #4649187

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## **\$1,400,000**

5 Bedroom, 4.00 Bathroom, 3,284 sqft  
Residential on 0.23 Acres

Lost Creek At Gaines Ranch Rep, Austin, TX

Welcome to the most exciting and peaceful retreat that you could ever imagine in this Travis Country neighborhood. Trust me on this... you WANT TO SEE THIS! This property backs to a true greenbelt - with your private access, you can walk the trails, explore and see wildlife. OR, even better, you can sit on your backporch AND/OR your primary suite balcony and just enjoy the peace and calm that nature provides all while being minutes from downtown. Also on this amazing property is a private pool and a backhouse with it's own private entrance. VERY rare in this community yet highly desirable! The home sits on a culdesac right in the center - so there is very little traffic. Once inside the home, you'll enjoy these features: 4 bedrooms upstairs and 2 of those have ensuite bathrooms. 4 full bathrooms. A flex space upstairs and a flex space downstairs. A dining room AND a breakfast area. New windows as of 2020 and goodness, they are GORGEOUS!!! Now, can we talk about this kitchen? It's a wow factor kitchen that looks out into the backyard and greenbelt. Gorgeous cabinets and countertops in a modern design that is also very cozy and inviting. The home has a lovely flow - everyone inside can move around freely and the focus remains on the peaceful beauty of the backyard and greenbelt. Travis Country is desirable for its proximity to downtown...yet while you're in this home, you feel miles and miles away. I know you'll be happy you came out and I know you'd be happy living here!



NOTES ON THE WINDOWS, POOL AND BACKHOUSE: Windows - high end Pella windows installed in the mainhouse in 2020 and in the backhouse that was completed in 2023. Pool - be sure to read the attached document for all the fancy details, but one thing to highlight is the pool was built with an in-floor cleaning system! Backhouse - it was designed such that plumbing can be added very simply and easily. I hope you're intrigued. OH... and there's even a rainwater collection system!

Built in 1997

### Essential Information

ListingFeed	abor_vow
MLS® #	4649187
List Price	\$1,400,000
Sale Price	\$1,397,500
Sale Date	December 5th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,284
Acres	0.23
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	5312 Magdalena Drive
Subdivision	Lost Creek At Gaines Ranch Rep
City	Austin
County	Travis
State	TX
Zip Code	78735

### Amenities

Utilities	Cable Available, Electricity Available, Sewer Available, Underground Utilities, Water Available
Features	Barbecue, Common Grounds/Area, Dog Park, Pet Amenities, Playground, Park, Pool, Sport Court(s), Street Lights, Sidewalks, Tennis Court(s), Trails/Paths, Curbs
Parking	Attached, Concrete, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Exhaust Fan, Gas Cooktop, Solar Hot Water
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Backs to Greenbelt/Park, Level
Windows	Double Pane Windows, Drapes, ENERGY STAR Qualified Windows
Roof	Metal
Construction	Stone
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin