

# \$3,195,000 - 17213 Morning Grove Lane, Austin

MLS® #4662957

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## \$3,195,000

4 Bedroom, 6.00 Bathroom, 4,746 sqft  
Residential on 0.76 Acres

Madrone Canyon, Austin, TX

Home nearing completion - ready to move-in June 2023! Welcome to Madrone Canyon, an exclusive new gated community with easy access to the heart of Lakeway and TX HWY 71. This 4,746 sq. ft. single story Modern Farmhouse, under construction sits on .76 acres. Featuring 4 bedrooms/ 4 full bathrooms, pool bath and powder bath with the highest level of architectural and finish details - soaring beamed ceilings, grand open living spaces, walls of windows with lots of natural light and expansive room sizes. This single-story floor plan with living, dining and kitchen all open to one another offers an ideal layout for easy living and entertaining. Madrone Canyon, a paradise in the Hill Country, is minutes from fine dining and boutique shopping at Hill Country Galleria. Its unbeatable location and offers easy access to hiking, golfing, and lake life, as well as a connection to downtown Austin in less than 30 minutes. Madrone Canyon is in the Exemplary Lake Travis ISD. Welcome to your new neighborhood.



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	4662957
List Price	\$3,195,000
Sale Price	\$3,075,000
Sale Date	May 25th, 2023

Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,746
Acres	0.76
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	17213 Morning Grove Lane
Subdivision	Madrone Canyon
City	Austin
County	Travis
State	TX
Zip Code	78738

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Gated, Playground, Park, Trails/Paths
Parking	Attached, Driveway, Detached, Garage, Garage Faces Side
# of Garages	4
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Disposal, Gas Range, Microwave, Built-In Freezer, Wine Refrigerator
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, Ceiling Fan(s), Zoned
Fireplace	Yes
# of Fireplaces	1

Fireplaces Family Room, Gas

# of Stories 1

Stories One

### **Exterior**

Exterior Features Outdoor Grill

Lot Description Sprinklers Automatic

Windows Double Pane Windows, Insulated Windows, Wood Frames

Roof Metal, Tile

Construction Masonry, Stone, Stucco

Foundation Slab

### **School Information**

District Lake Travis ISD

Elementary Bee Cave

Middle Bee Cave Middle School

High Lake Travis