

\$1,500,000 - 12813 Cricoli Drive, Austin

MLS® #4663869

\$1,500,000

5 Bedroom, 4.00 Bathroom, 4,025 sqft
Residential on 0.21 Acres

Avana Ph 1 Sec 2, Austin, TX

Meticulously maintained stunning two-story home with 5 bedrooms, 4 bathrooms, 2 living areas, office, media room and dining room. Expansive outdoor living space backing to the greenbelt in the highly sought-after Avana section of Circle C. Bright and airy interior with large windows, gorgeous hickory hardwood flooring, soaring ceilings and recessed lighting. Plantation shutters and Hunter Douglas shades throughout home. Gourmet kitchen was beautifully designed with silestone countertops, quartzite backsplash, stainless-steel appliances, walk-in pantry, and large center island with seating open to breakfast and living area. An abundance of kitchen storage with cabinets to ceiling and added desk! Large downstairs owner's suite with tray ceilings and tall bay windows looking out onto the greenbelt to catch the spectacular hill country sunrise. Spa-like primary bathroom with double vanity sinks, separate soaking tub, spacious walk-in shower with frameless glass door and 3 showerheads and two large walk-in closets. Separate formal dining area, stunning office with vaulted ceilings, guest bedroom, and guest bath with walk-in shower on main level. Upstairs features a large living/game room big enough to fit a full size bounce house, pre-wired media room, 3 bedrooms, and 2 bathrooms. Three covered outdoor areas including a large covered patio overlooking the expansive backyard, a balcony, and front porch. Backyard also features extended Texas stone



patio and firepit. Circle C amenities include access to 4 swimming pools, splash pad, parks, playgrounds, clubhouse, and social events. Just a few minutes walk to the Avana Swim Center, playground, brand new Bear Creek Elementary school and Veritas. Grey Rock Golf & Tennis Club backs to the neighborhood. Groceries and dining just minutes away. This spacious open floor plan is perfect for entertaining. Home has too many upgrades to list!

Built in 2015

Essential Information

ListingFeed	abor_vow
MLS® #	4663869
List Price	\$1,500,000
Sale Price	\$1,500,000
Sale Date	April 19th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,025
Acres	0.21
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	12813 Cricoli Drive
Subdivision	Avana Ph 1 Sec 2
City	Austin
County	Travis
State	TX
Zip Code	78739

Amenities

Utilities	Electricity Connected, Natural Gas Connected
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Features	Playground, Pool, Trails/Paths
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Landscaped, Private, Sprinklers Automatic, Sprinklers In Ground
Windows	Blinds, Bay Window(s), Shutters
Roof	Composition, Shingle
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Bear Creek
Middle	Gorzycki
High	Bowie