

# \$1,350,000 - 2604 Chitina Court, Cedar Park

MLS® #4723061

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## \$1,350,000

5 Bedroom, 4.00 Bathroom, 4,511 sqft  
Residential on 1.34 Acres

Breakaway Park Sec 3, Cedar Park, TX

True Rare Opportunity. Country living in Cedar Park, close to everything! One of a Kind beautiful custom home with detached Guest House on 1.34 acres hidden in the back of coveted scenic Breakaway Park. Exceptional location, so close to every convenience in Cedar Park. This house has everything you want! Recent updates, ask for a list. Gorgeous circular driveway surrounded by lush natural landscape and beautiful mature trees at the end of a cul-de-sac. Primary suite, graced with an oversized bathroom and two large walk-in closets, overlooking the backyard/pool. The studio/gym/office tucked in the back of the primary suite is a nice surprise! Two bedrooms sharing a full bath. Additional Office/possible 4th bedroom, plus a powder room. Detached Guest House is 1346sf with 2 bedrooms, 1 full bath, full kitchen, refrigerator, dining, 3 closets and laundry with its own 1Car garage. Great for guests, office, or renting out with separate tax record and utilities. Access to walking trails and close to Brushy Creek park and trails. This property is absolutely beautiful and peaceful. Sit and enjoy it all by the pool or in one of the two screened in porches over looking the pool. It is not often homes go for sale in this neighborhood!! Must visit property to appreciate how beautiful it really is.



Built in 1993

## Essential Information

ListingFeed	abor_vow
MLS® #	4723061
List Price	\$1,350,000
Sale Price	\$1,200,000
Sale Date	July 10th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,511
Acres	1.34
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2604 Chitina Court
Subdivision	Breakaway Park Sec 3
City	Cedar Park
County	Williamson
State	TX
Zip Code	78613

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Not Available, Propane, See Remarks
Features	Airport/Runway
Parking	Attached, Garage, Guest, Garage Faces Side, Parking Pad
# of Garages	4
View	Pool, Trees/Woods, Rural
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Vinyl
Appliances	Built-In Oven, Double Oven, Dishwasher, Electric Cooktop, Electric Water Heater, Disposal, Microwave, Water Softener Owned
Heating	Central, Propane

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Sprinklers In Rear, Landscaped, Native Plants, Private, Many Trees
Windows	Plantation Shutters, Screens
Roof	Asphalt, Shingle
Construction	Frame, Stone
Foundation	Slab

### **School Information**

District	Leander ISD
Elementary	Ronald Reagan
Middle	Artie L Henry
High	Vista Ridge