

\$1,275,000 - 4001 North Hills Drive, Austin

MLS® #4855889

\$1,275,000

3 Bedroom, 2.00 Bathroom, 2,358 sqft
Residential on 0.39 Acres

Northwest Hills Sec 06, Austin, TX

Welcome home to your stunning single-story hill country ranch-style retreat, meticulously renovated and nestled in highly sought-after Northwest Hills just a block from Doss Elementary and Murchison Middle School. This immaculate residence offers three bedrooms, two bathrooms, and two spacious living areas, complemented by a versatile office space. Step outside to your serene screened-in porch and exquisite back patio, surrounded by lush landscaping teeming with vibrant birds and wildlife.

Thoughtfully updated by local architect Scott Witt. Kitchen, Living Room, Den, Office, Primary bedroom and bathroom. The ceiling was raised a considerable amount from the traditional low ceiling ranch in NW Hills with added Velux skylights, inviting screened in back porch, oak wood floors throughout living and bedrooms, Italian porcelain tiles in the kitchen and bathrooms. The spacious gourmet kitchen features new appliances, custom made cabinets with soft close, slide outs, and versatile pantry shelves. Behind the walls, you'll find a completely replaced electrical panel, water heater, new insulation and insulation covering all exterior wall pipes on primary bedroom side of home, a whole home surge protector, generator transfer switch, and homeowner shutoff valve. A 12x12 concrete pad was poured with special electrical installed for the addition of a hot tub. New front and side yard fencing, with the addition of an 8ft



backyard privacy fence in 2023. New High impact class 4 rated Malarkey Legacy IR shingled roof and in 2023 full HVAC system replaced with Carrier performance 2 stage system.

This home is a haven for relaxation and entertainment. With architectural plans in place to add a 4th bedroom and 3rd bathroom, the potential for expansion is limitless. Enjoy the ultimate convenience with schools and every amenity thinkable within walking distance, making everyday living a breeze. Don't miss out on this rare opportunity to own a piece of hill country paradise!

Built in 1964

Essential Information

ListingFeed	abor_vow
MLS® #	4855889
List Price	\$1,275,000
Sale Price	\$1,274,999
Sale Date	May 31st, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,358
Acres	0.39
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	4001 North Hills Drive
Subdivision	Northwest Hills Sec 06
City	Austin
County	Travis
State	TX

Zip Code 78731

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features Street Lights, Sidewalks
Parking Attached, Garage, Garage Faces Side
of Garages 3
View None
Waterfront None

Interior

Interior Tile, Wood
Appliances Built-In Oven, Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Refrigerator, Stainless Steel Appliance(s)
Heating Central
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Den, Wood Burning
of Stories 1
Stories One

Exterior

Exterior Features Private Yard
Lot Description Corner Lot, Level, Native Plants, Private, Trees Large Size, Trees Medium Size
Windows Plantation Shutters, Screens
Roof Shingle, See Remarks
Construction Brick
Foundation Slab

School Information

District Austin ISD
Elementary Doss (Austin ISD)
Middle Murchison
High Anderson