

# \$1,250,000 - 2804 Mancini Cove, Cedar Park

MLS® #4963557

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## \$1,250,000

5 Bedroom, 4.00 Bathroom, 4,524 sqft  
Residential on 0.41 Acres

Cypress Canyon Sec 05, Cedar Park, TX

Perfectly poised in a culdesac, where a portion of the lot backs onto a Bird Sanctuary, sits a luxurious, serene, sanctuary like home with the utmost in beauty and comfortable living in this well seasoned community. Almost a 1/2 acre lot with an oasis of Fig, peach, apple, apricot & persimmon trees & other goodies such as blackberries, blueberries, raspberries and even eggplant nestled in the garden area. Sit under the pergola with hanging grapes & enjoy the singing of the birds. Take a dip in the pool & hot tub after a nice hike. Primary bedroom on the main level has an impressive view of the beautiful yard & entry out to the pool area. All bedrooms have dedicated bathrooms. One of the 3 attics is climate controlled. Garage space is air-conditioned in case you'd like to work or play in that area. Wired Network throughout the house for working from home. Built in sound system. Retractable awnings around the outdoor kitchen & patio. Electric lighting outside that automatically comes on at night. There's an office and a second bedroom down that is used as a 2nd office. Game room & Media/Bonus room upstairs make this home a true Staycation Dream Home. Come see the possibilities of this being your Forever Home. Shoe covers and masks will be provided.



Built in 2008

## Essential Information

ListingFeed      abor\_vow

MLS® #	4963557
List Price	\$1,250,000
Sale Price	\$1,350,000
Sale Date	November 17th, 2021
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,524
Acres	0.41
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2804 Mancini Cove
Subdivision	Cypress Canyon Sec 05
City	Cedar Park
County	Travis
State	TX
Zip Code	78613

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Community Mailbox, Park, Pool, Trails/Paths
Parking	Driveway, Garage Faces Front, Garage
# of Garages	3
View	Neighborhood
Waterfront	None

### **Interior**

Interior	Tile
Appliances	Built-In Electric Oven, Double Oven, Dishwasher, Exhaust Fan, Free-Standing Refrigerator, Gas Cooktop, Disposal, Microwave, Water Purifier Owned, Water Softener Owned, See Remarks
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Garden, Misting System, Outdoor Grill
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Sprinklers Automatic, See Remarks, Few Trees
Windows	Shutters, Window Coverings
Roof	Shingle
Construction	HardiPlank Type, Masonry
Foundation	Slab

### **School Information**

District	Leander ISD
Elementary	Deer Creek
Middle	Cedar Park
High	Cedar Park