

\$1,350,000 - 7604 Rustling Road, Austin

MLS® #4983760

\$1,350,000

4 Bedroom, 3.00 Bathroom, 3,072 sqft
Residential on 0.25 Acres

Northwest Hills Mesa Oaks Ph, Austin, TX

Nestled in the desirable Northwest Hills neighborhood, this home offers a tranquil oasis embraced by mature foliage and lush green grass. Its captivating stone facade exudes a timeless charm, inviting you into an elegant residence. The expansive layout features multiple living and dining spaces perfect for everyday living and entertaining. As you enter, the formal living and dining rooms greet you, offering a seamless flow into the well-appointed kitchen, featuring ample white cabinetry, granite counters, and desirable built-in SS appliances. The family room is a true delight, boasting a vaulted ceiling adorned with a central beam and skylights that accentuate the bright atmosphere. French doors frame a picturesque view of the backyard pool, while a cozy fireplace serves as a beautiful centerpiece. The primary bedroom is a sanctuary, offering ample space for a seating area, two closets, recessed lighting that adds a warm and luxurious ambiance, and an ensuite bathroom with heated tile floors, a dual vanity, a walk-in shower, and a luxurious jetted tub, creating a spa-like retreat within your home. The sunroom offers versatility, bathed in natural light and offering panoramic views of the surrounding oasis, with dual access from the family room and primary suite. The backyard is an absolute paradise, boasting a sparkling in-ground pool, a charming firepit, and enchanting stonework that extends the patio and wraps a majestic, mature tree. Whether



hosting gatherings, savoring al fresco dining, or unwinding in your private oasis, this backyard is sure to capture your heart! Nestled in a prime Northwest Hill location, zoned to highly acclaimed schools, and within walking distance of nearby trails and parks, providing endless opportunities for outdoor activities. Its strategic position places you 15 minutes from DT Austin and The Domain, while local cafes, eateries, and shopping destinations are only a stone's throw away. Come experience the captivating allure firsthand!

Built in 1969

Essential Information

ListingFeed	abor_vow
MLS® #	4983760
List Price	\$1,350,000
Sale Price	\$1,320,000
Sale Date	August 7th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,072
Acres	0.25
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	7604 Rustling Road
Subdivision	Northwest Hills Mesa Oaks Ph
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Available, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	Curbs, Park, Street Lights, Trails/Paths
Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage, Storage, Enclosed
# of Garages	2
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Refrigerator, Cooktop, Double Oven, Dryer, Dishwasher, Electric Cooktop, Electric Water Heater, Disposal, Gas Water Heater, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan, Washer, Trash Compactor
Heating	Central, Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Log, Great Room, Outside
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters, Fire Pit
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Private, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Large Size
Windows	Blinds, Double Pane Windows, Insulated Windows, Plantation Shutters, Screens, Shutters, Vinyl, Skylight(s)
Roof	Asphalt, Shingle
Construction	Masonry, Stone, Vertical Siding
Foundation	Slab

School Information

District	Austin ISD
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Elementary

Doss (Austin ISD)

Middle

Murchison

High

Anderson