

# \$1,500,000 - 9709 Avion Cove, Dripping Springs

MLS® #5036074

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## \$1,500,000

4 Bedroom, 4.00 Bathroom, 4,477 sqft  
Residential on 1.00 Acres

Vistancia Sec 4, Dripping Springs, TX

Gorgeous Luxury Hill Country Home in Vistancia. This stunning one-story home sits on an impressive 1-acre lot on a quiet cul-de-sac and offers excellent curb appeal with meticulous professional landscaping, striking stone masonry and stucco exterior, and a stately front entry with a covered front porch. The luminous interior offers a bright open floor plan for the great room and gourmet kitchen. Featuring soaring ceilings, unique artisan accents, high-end wood-like tile flooring, and designer fixtures. Enter the home into the foyer which is flanked by a stunning formal dining room and a dedicated study with French doors. The great room offers an elegant, beamed ceiling and a stunning gas log fireplace nestled in a floor-to-ceiling stone hearth. The home chef will love the breathtaking gourmet kitchen with quartzite countertops, breakfast bar seating, dark rich custom cabinetry, high-end SS appliances, and a sunny dining area. Oversized windows span across the back of the home offering unobstructed views of the gorgeous park-like backyard. Youâ€™ll love entertaining friends and family in the impressive game room, which offers a fabulous wet bar with a wine/beverage fridge. Enjoy movie nights in the media room! This incredible in-law floor plan features a full guest suite with its own living room, kitchen, and an additional private entrance. The secluded ownerâ€™s suite features a breathtaking ensuite bathroom with a luxury garden tub, a huge walk-in shower with two



separate shower heads and dual arching entryway, and an impressive walk-in closet with separate sides. All of the secondary bedrooms offer their own private ensuite baths. The elevated, oversized, breezy, covered back porch offers an impressive outdoor living and dining space that is made for entertaining. The enormous park-like backyard is filled with native shade trees and is large enough to host events and even install your own pool. Zoned for highly acclaimed Lake Travis ISD schools.

Built in 2017

### **Essential Information**

ListingFeed	abor_vow
MLS® #	5036074
List Price	\$1,500,000
Sale Price	\$1,556,000
Sale Date	March 23rd, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,477
Acres	1.00
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	9709 Avion Cove
Subdivision	Vistancia Sec 4
City	Dripping Springs
County	Travis
State	TX
Zip Code	78620

### **Amenities**

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Propane, Water Available
Features	Common Grounds/Area
Parking	Attached, Door-Multi, Driveway, Garage, Garage Faces Side, Tandem
# of Garages	4
Garages	Garage Door Opener
View	Hills, Neighborhood, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Tile
Appliances	Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Exhaust Fan, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	Central, Propane
Cooling	Central Air, Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Great Room, Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Level, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Large Size, Trees Medium Size, Trees Small Size
Windows	Screens
Roof	Composition
Construction	Masonry, Stone, Stucco
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis