

\$1,250,000 - 7734 Aria Loop, Austin

MLS® #5230939

\$1,250,000

4 Bedroom, 3.00 Bathroom, 3,147 sqft
Residential on 0.58 Acres

Overlook Estates Ph li The, Austin, TX

Beautiful stone and stucco Hill Country home situated on over half an acre in the highly sought-after Vista Verde community. This 4 bedroom/3 bath home offers an exceptional amount of living flex spaces with room for home offices, media rooms, play areas, or home gyms. The front door opens into the large entry with a home office to the left and a large formal dining or sitting room to the right. As you walk through, you are immediately welcomed by the open concept living/kitchen/dining space situated at the back of the home. This space is ideal for entertaining. The abundance of light comes through the large windows and bounces off of the vaulted ceilings filling the space with light. The living room features a beautiful two-story stone fireplace, recessed lighting, an eye-catching chandelier, and a wood-beamed ceiling. The kitchen features a large breakfast bar, stainless steel appliances, double ovens, a wine/drink fridge, and a large pantry. The primary bedroom is conveniently located on the first floor. This spacious bedroom has room for a king-sized bed and a seating area. The primary bathroom features 2 vanities, a large soaking tub, a walk-in shower, beautiful herringbone tile, and an exceptionally large walk-in closet. The second floor of the home has a fantastic layout with the 3 secondary bedrooms, a large flex space with a bar area that offers a sink and dishwasher, and an incredible theater room. The backyard is a spectacular retreat. The covered patio features



a fireplace, outdoor kitchen, a large tv, and a bar. The eye is immediately drawn to the exquisitely designed pool with a large sun shelf, hot tub, and landscaping beds that line the edge of the pool. The pool is surrounded by lush green grass and landscaping on 3 sides. The lawn is ideal for entertainment, games, and play equipment. 3-car garage with a large driveway. Ideal location near dining, shopping, Hill Country Galleria, Dripping Springs, Bee Cave, Circle C, and 15 min from Downtown.

Built in 2014

Essential Information

ListingFeed	abor_vow
MLS® #	5230939
List Price	\$1,250,000
Sale Price	\$1,250,000
Sale Date	August 3rd, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,147
Acres	0.58
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	7734 Aria Loop
Subdivision	Overlook Estates Ph li The
City	Austin
County	Travis
State	TX
Zip Code	78736

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Community Mailbox
Parking	Attached, Door-Multi, Driveway, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Hills
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile
Appliances	Built-In Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Moderate Trees, Native Plants, Private, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Blinds, Screens, Shutters
Roof	Composition
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Baldwin
Middle	Small
High	Bowie