

# \$1,590,000 - 9607 Dawning Court, Austin

MLS® #5297254

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## \$1,590,000

4 Bedroom, 4.00 Bathroom, 3,760 sqft  
Residential on 1.12 Acres

Hill Country Ph 02-A, Austin, TX

Tennis or pickleball, anyone? Own a true retreat just minutes from downtown Austin. Super private with a park-like backyard, this property features a terrific pool & private tennis court. This fabulous home balances contemporary architecture, terrific privacy, and casual elegance. Built in 1995 by the current owners & beaming with pride of ownership, it boasts clean lines & thoughtful design.

A central living & dining area looks out over the backyard & pool. The well-appointed kitchen is open to the family room, & will be a gathering place for friends & family. With the primary suite & one secondary bedroom or study on the main floor of the home, the floor plan accommodates a variety of lifestyles. The master suite is spacious and features an awesome custom closet. The secondary bedroom or study downstairs and the full bath downstairs are large and designed with accessibility in mind. Upstairs, there are two additional bedrooms, two full baths, and a bonus room for media, play, hobbies or workout. There is a private balcony off the bonus room. The owners gave great consideration to storage needs when designing the home, with large closets throughout. An oversized laundry room, bonus storage and workshop room in the garage, laundry chute, and even a gift wrapping center are tucked into the plan.

The large covered outdoor patio area at the



back of the home seamlessly connects indoor and outdoor living. The pool is ready for dipping, laps, and volleyball games. A gorgeous tennis court awaits the racket sport or basketball fan. Spacious lawn areas leave room for play as well. The layout of the outdoor living creates beautiful spaces for everyone and maximizing privacy on this lush 1.2 acre lot.

Conveniently located minutes to downtown and close to great shopping and dining, this community is truly a hidden gem. Set just outside the city limits, Hill Country Estates enjoys a very low tax rate, and a voluntary HOA offers neighbors the opportunity to socialize.

Built in 1995

### **Essential Information**

ListingFeed	abor_vow
MLS® #	5297254
List Price	\$1,590,000
Sale Price	\$1,590,000
Sale Date	November 16th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,760
Acres	1.12
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	9607 Dawning Court
Subdivision	Hill Country Ph 02-A
City	Austin

County	Travis
State	TX
Zip Code	78736

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Water Connected
Features	None
Parking	Attached, Door-Multi, Driveway, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Laminate, Tile
Appliances	Built-In Electric Oven, Built-In Refrigerator, Down Draft, Dishwasher, Disposal, Gas Water Heater, Microwave, Propane Cooktop, Plumbed For Ice Maker, Trash Compactor
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Propane
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Private Yard, Rain Gutters, Sport Court, Tennis Court(s)
Lot Description	Back Yard, Cul-De-Sac, Many Trees, Sprinklers Automatic, Sprinklers In Ground
Windows	Plantation Shutters, Screens
Roof	Composition
Construction	Brick Veneer, Frame
Foundation	Slab

### **School Information**

District	Austin ISD
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Elementary  
Middle  
High

Oak Hill  
Gorzycki  
Bowie