

# **\$1,900,000 - 7110 Valburn Drive, Austin**

MLS® #5321360

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## **\$1,900,000**

5 Bedroom, 4.00 Bathroom, 4,725 sqft  
Residential on 0.25 Acres

North Cat Mountain Ph 02 Sec C, Austin, TX

Nestled on the highly coveted view side of Valburn Drive in NW Hills, this remarkable property offers a well-built and meticulously maintained home with stunning panoramic views. With only one owner, this residence exudes a sense of pride and care. Boasting a generous 4,725 square feet, this home provides ample space for comfortable living and entertaining.

As you step inside, you'll be captivated by the amazing views that greet you from multiple vantage points. Whether it's the rolling hills or the lush greenery, the views will leave you in awe.

The location itself is a testament to prestige, residing on Valburn Drive, a street renowned for its exclusivity and charm. Not only does this home offer incredible views, but it also feeds into highly regarded schools such as Doss, Murchison, and Anderson, ensuring excellent educational opportunities for school aged children.

Convenient access to major thoroughfares like Mopac and Loop 360 simplifies your daily commute and provides endless possibilities for exploring Austin's vibrant offerings. The Domain, a premier shopping and entertainment destination, is just a short 15-minute drive away, offering an array of dining, shopping, and recreational options.



Inside, the home features beautiful wood flooring that adds warmth and elegance to the living spaces. Additionally, both living spaces have fireplaces. Ample closet space provides practical storage solutions for all your belongings, and there is also a working elevator to assist with moving things from floor to floor. With its flexible layout and endless options for customization, this home presents an opportunity to create your own haven tailored to your specific needs and style.

The combination of exceptional craftsmanship, mesmerizing views, top-tier schools, and convenient location makes 7110 Valburn Drive a truly exceptional property. Don't miss your chance to own this remarkable home and experience the best that Austin has to offer.

Built in 1993

### **Essential Information**

ListingFeed	abor_vow
MLS® #	5321360
List Price	\$1,900,000
Sale Price	\$1,731,750
Sale Date	October 20th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,725
Acres	0.25
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address 7110 Valburn Drive

Subdivision	North Cat Mountain Ph 02 Sec C
City	Austin
County	Travis
State	TX
Zip Code	78731

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Features	None
Parking	Attached, Garage
# of Garages	2
View	Canyon, Panoramic, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Cooktop, Dishwasher, Electric Range, Microwave, Oven
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log, Living Room
# of Stories	2
Stories	Two

### **Exterior**

Lot Description	Back Yard, Many Trees, Trees Medium Size, Views
Windows	None
Roof	Shingle
Construction	Brick, HardiPlank Type, Masonry
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson