

# \$1,725,000 - 3206 Riva Ridge Road, Austin

MLS® #5482699

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## \$1,725,000

4 Bedroom, 4.00 Bathroom, 3,372 sqft  
Residential on 0.28 Acres

Davenport Ranch Ph 01 Sec 01, Austin, TX

Traditional and Timeless Residence in Davenport Ranch. This 4-bedroom, 3.5-bathroom home is located in the desirable Eanes school district and set on .282 acre. The main floor contains both formal living and dining spaces, in addition to the family room. The open kitchen features stainless steel appliances, a center island and breakfast bar. Upstairs, the expansive primary suite is paralleled by a unique sunroom that overlooks the privately-fenced backyard letting in ample natural light. Three additional guest bedrooms complete the second floor. Enjoy a shaded backyard and covered patio spaces to host family and friends. Co-listed by Andrew Ware and Karen Liddy.



Built in 1989

## Essential Information

ListingFeed	abor_vow
MLS® #	5482699
List Price	\$1,725,000
Sale Price	\$1,700,000
Sale Date	June 30th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,372
Acres	0.28

Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	3206 Riva Ridge Road
Subdivision	Davenport Ranch Ph 01 Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78746

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached, Garage
# of Garages	2
View	Neighborhood
Waterfront	None

### **Interior**

Interior	See Remarks
Appliances	Cooktop, Dishwasher, Electric Cooktop, Disposal, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	See Remarks
Windows	Window Treatments
Roof	Composition, Shingle

Construction	Brick, See Remarks
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake