

\$1,425,000 - 6107 Twin Ledge Cove, Austin

MLS® #5524688

\$1,425,000

4 Bedroom, 4.00 Bathroom, 2,800 sqft
Residential on 0.40 Acres

Cat Mountain Villas Sec 01, Austin, TX

(Offer Deadline Set for Monday 3/7 at 2:00 PM. Seller reserves the right to make a decision sooner) This lovely single family 4 bedroom 3-1/2â€• Cat Mountain home is an Entertainer's dream, an Architect's pride and a Designer's delight! You will want to entertain friends and family every weekend in the home's ample indoor/outdoor spaces, large central kitchen, indoor grill and a HUGE 6-burner Thermador cooktop. Your guests are going to rave about the unique multi-level floor plan, the Architecture and Designer touches like the beautiful 60â€• Fireplace in the Living Room or the hardwood flooring and bathrooms that invite you to relax and soak it in. The house also features 2 car garage plus a gated carport.

The Master is private and yet has easy access to its own private patio to enjoy the beautiful outdoors. The comfy Media Room with itâ€™s own state of the art home theatre and projection screen makes a great place to kick off your shoes and catch up on Sports and Entertainment. The patio features a heated SwimSpa with the unique capability of being used as a spa, wading pool, or for swimming - comfort for your Summer and Winter evenings rolled into one!

The woods on the property behind the patio provide a natural private setting for entertaining or enjoying the outdoors. The house is situated on a quiet cul de sac, a short



walk from the Cat Mountain Villa tennis courts, pool, playground, and clubhouse exclusive to HOA members.

Thoughtful touches make this house a home - carefully selected plants create a serene butterfly and hummingbird sanctuary. Make this remarkable house your home.

Built in 1984

Essential Information

ListingFeed	abor_vow
MLS® #	5524688
List Price	\$1,425,000
Sale Price	\$1,680,000
Sale Date	April 6th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,800
Acres	0.40
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	6107 Twin Ledge Cove
Subdivision	Cat Mountain Villas Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Above Ground Utilities, Natural Gas Available, Sewer Available
Features	Common Grounds/Area, Clubhouse, Playground, Park, Pool, Tennis

	Court(s)
Parking	Attached Carport, Garage
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Waterfront	None

Interior

Interior	Wood
Appliances	Built-In Refrigerator, Convection Oven, Cooktop, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Exhaust Fan, Gas Cooktop, Microwave, Refrigerator, Trash Compactor, Vented Exhaust Fan, Washer
Heating	Central, ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Backs to Greenbelt/Park, Interior Lot, Landscaped, Many Trees, Sprinklers Automatic, Sprinklers On Side, Trees Large Size
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Garden Window(s), Screens, Skylight(s), Solar Screens
Roof	Metal, Shingle
Construction	Frame
Foundation	Slab

School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum