

# \$1,275,000 - 11300 Tracton Lane, Austin

MLS® #5527171

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## \$1,275,000

4 Bedroom, 4.00 Bathroom, 3,754 sqft  
Residential on 0.28 Acres

CIRCLE C RANCH PHS B SEC 11, Austin, TX

This 4 bed, 4 bath, 3,700+ square foot home has been completely remodeled from top to bottom. Located in the The Hielscher section of Circle C Ranch, this stunning renovation offers incredible local amenities just a short drive from downtown Austin and is zoned to, both highly rated, Kiker Elementary and Bowie High School. Boasting wide plank flooring throughout the entire downstairs, updates such as Calcutta vintage quartz countertops, smart appliances and designer touches throughout provide a truly remarkable setting for both day to day family life and gourmet entertaining. The bathrooms have been completely remodeled to showcase elegant simplicity with custom cabinetry, pulls and an aesthetic that's truly relaxing. The pool and hot tub have been updated in 2021, providing an outdoor respite in a private backyard that has been professionally landscaped, designed and installed. With a roof replacement in 2021, the downstairs HVAC replaced, new decking, updates to the sprinkler system, new fencing in 2021 and a privacy trellis, both outside and inside repairs, updates, renovations and remodeling allow you to move in without any hassle.

Built in 1994



## Essential Information

ListingFeed	abor_vow
MLS® #	5527171
List Price	\$1,275,000
Sale Price	\$1,315,000
Sale Date	November 30th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,754
Acres	0.28
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	11300 Tracton Lane
Subdivision	CIRCLE C RANCH PHS B SEC 11
City	Austin
County	Travis
State	TX
Zip Code	78739

## Amenities

Utilities	Electricity Available
Features	Community Mailbox, Playground, Pool, Sidewalks, Trails/Paths
Parking	Attached, Door-Single, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, Electric Cooktop, Disposal, Microwave, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s)

Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Yard, Corner Lot, Landscaped, Sprinklers Automatic, Trees Large Size
Windows	Screens, Shutters
Roof	Composition, Shingle
Construction	Brick Veneer, Masonry
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Kiker
Middle	Gorzycki
High	Bowie