

\$1,550,000 - 9109 Spinning Leaf Cove, Austin

MLS® #5750111

\$1,550,000

4 Bedroom, 4.00 Bathroom, 3,817 sqft
Residential on 0.37 Acres

Barton Creek Abc West, Austin, TX

Hill country masterpiece nestled on a prime cul-de-sac lot backing to a lush greenbelt in the prestigious, gated community of Barton Creek. The luxurious interior boasts 3,817 sq feet of living space with 4 beds, 3.5 baths, formal dining, home office, & game room. Your guests will be impressed with the high ceilings, upgraded lighting, elegant plantation shutters, crown molding, & gorgeous wood flooring that seamlessly connects each living area. The grand entry is flanked by a dedicated home office with french doors and a lovely formal dining room with access to the updated kitchen via a butler's pantry. Beyond the entry is a spacious living room featuring a double tray ceiling, a wall of built-in bookcases, and incredible views of the greenbelt.

Well-designed for frequent entertainers, the living room opens to a large eat-in kitchen complete with a wraparound breakfast bar, a center island, an abundance of white cabinetry, trendy quartz countertops, a corner pantry, a built-in coffee/beverage station with a wine fridge, & sleek stainless-steel appliances including a gas cooktop with a range hood. Enjoy respite in the main-floor owner's suite featuring a tray ceiling, crown molding, a large walk-in closet, & a sumptuous en-suite bath well-appointed with separate vanities, a frameless walk-in shower with a bench seat, & a deep soaking tub to promote relaxation. A secondary bedroom & full bath are also located on the main floor - perfect for guests or in-laws! The 2nd-floor hosts 2 additional



bedrooms with walk-in closets in addition to a spacious game/movie room. The oversized fenced-in backyard offers lots of shade from the mature oak trees & a beautiful covered patio where you can lounge with your morning coffee or dine with friends while enjoying the views & privacy the greenbelt lot offers. Only minutes to Barton Creek Country Club, HEB, Whole Foods, & The Hill Country Galleria. Within walking distance to an award-winning private school. Schedule a showing today!

Built in 2005

Essential Information

ListingFeed	abor_vow
MLS® #	5750111
List Price	\$1,550,000
Sale Price	\$1,800,000
Sale Date	June 23rd, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,817
Acres	0.37
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9109 Spinning Leaf Cove
Subdivision	Barton Creek Abc West
City	Austin
County	Travis
State	TX
Zip Code	78735

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Curbs, Golf, Gated, Playground, Park, Pool, Sport Court(s), Sidewalks, Tennis Court(s), Trails/Paths, Fitness Center, Internet Access
Parking	Attached, Door-Multi, Driveway, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Range Hood, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Backs to Greenbelt/Park, Landscaped, Private, Views
Windows	Double Pane Windows, Plantation Shutters
Roof	Composition, Shingle
Construction	Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin