

\$1,175,000 - 8845 Mountain Ridge Circle, Austin

MLS® #5808908

\$1,175,000

5 Bedroom, 3.00 Bathroom, 2,872 sqft
Residential on 0.23 Acres

Great Hills 01, Austin, TX

Rare find in Northwest Hills - FIVE bedrooms with a 3-car garage AND a pool! **Two 3-Ton Carrier HVAC Units installed July 2022**
NEW ROOF coming May 2024 Super inviting, warm home with a great vibe (a little mid-century feel), an entertainers dream! With the BIG ticket items (HVAC & ROOF) covered, this home is only needing a few cosmetic updates to make it absolutely perfect! The floorplan flows very well (great layout for parties - and don't forget the swimming pool for those hot summer days), the bedrooms are large, and the home has a lot of natural light. The floorplan is unique in that there is one bedroom downstairs with a garage stall to itself which presents a buyer with some great options: do you need a live-in nanny; do you need a first floor bedroom for visiting/aging parents; do you have a lot of out-of-towners who like to stay with you; do you need a home-office with a separate entrance; or do you need a hobby room with a workshop in the corresponding garage? Many possibilities await you at 8845 Mountain Ridge Circle! This home is perfectly situated inside Loop 360 which offers super convenient access to the Arboretum area, The Domain, Anderson Lane & Burnet Road corridors, Downtown Austin Loop 360, Mopac, and Hwy 183. Home feeds to a trifecta of highly desirable schools: Hill Elementary, Murchison Middle School and Anderson High School. **Sellers are open to negotiating a contribution toward buyer closing costs in order to assist prospective buyer with



a 2/1 buy-down with an accepted offer.**

Built in 1975

Essential Information

ListingFeed	abor_vow
MLS® #	5808908
List Price	\$1,175,000
Sale Price	\$1,137,500
Sale Date	May 22nd, 2024
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,872
Acres	0.23
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	8845 Mountain Ridge Circle
Subdivision	Great Hills 01
City	Austin
County	Travis
State	TX
Zip Code	78759

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected
Features	None
Parking	Driveway, Garage Faces Front, Garage, Kitchen Level
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

Has Pool Yes

Interior

Interior Carpet, Tile, Wood

Appliances Dryer, Dishwasher, Free-Standing Gas Oven, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Washer

Heating Central, Fireplace(s), Natural Gas

Cooling Central Air, Ceiling Fan(s)

Fireplace Yes

of Fireplaces 1

Fireplaces Den, Wood Burning

of Stories 2

Stories Two

Exterior

Exterior Features Exterior Steps, Private Yard

Lot Description Back Yard, Front Yard, Sprinklers Automatic, Trees Medium Size

Windows Window Treatments

Roof Composition, Shingle

Construction Brick, Wood Siding

Foundation Slab

School Information

District Austin ISD

Elementary Hill

Middle Murchison

High Anderson