

\$1,324,900 - 6004 Mount Bonnell Road, Austin

MLS® #5834905

\$1,324,900

3 Bedroom, 3.00 Bathroom, 2,934 sqft
Residential on 0.40 Acres

Cat Mountain Villas Sec 02-A, Austin, TX

Welcome to Cat Mountain. Nestled in the heart of Austin, Texas, atop one of its highest points, lies a home exuding Southern charm and elegance. This captivating two-story custom home boasts exceptional curb appeal with two very spacious covered decks and breathtaking panoramic views of the designated greenspace and Austin Hill Country.

The home has 3 bedrooms, 2.5 bathrooms, and a detached 2-car garage with extra workspace. Its prime location offers seamless access to both downtown and Lake Austin. As you step inside, you'll be greeted by a spacious interior with multiple living areas, a formal dining space, and a dedicated home office. The heart of this home is its well-appointed kitchen, open to the family room with large stone fireplace. Built-in custom cabinets complement the appliances, including a gas cooktop, microwave, counter-depth refrigerator, and a new built-in oven. Upstairs, you'll find the bedrooms thoughtfully arranged for privacy. The primary bedroom is a sanctuary of its own, featuring a stunning gas fireplace adorned with unique green onyx. French doors lead to the upper-level covered deck, offering even more breathtaking views of the Austin Hill Country. The primary bath has undergone a recent remodel, which includes: new countertops, flooring, framed mirrors, a frameless shower, and sleek black hardware. Throughout the home, the many large windows invite the outdoors in, bathing the interior in natural light and framing picturesque



views in every room of the house. The southeast-facing orientation ensures pleasant afternoon shade while still enjoying the mesmerizing views.

This splendid home captures the essence of Austin living with its Southern allure, remarkable views, and convenient location. As an added bonus, the neighborhood amenities enhance the already delightful living experience. Don't miss the community tennis courts, swimming pool, playscape, and clubhouse. Some photos are virtually staged.

Built in 1992

Essential Information

ListingFeed	abor_vow
MLS® #	5834905
List Price	\$1,324,900
Sale Price	\$1,200,000
Sale Date	October 17th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,934
Acres	0.40
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	6004 Mount Bonnell Road
Subdivision	Cat Mountain Villas Sec 02-A
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Clubhouse, Playground, Pool, Tennis Court(s), Trash Pickup Door to Door, Trails/Paths, Curbs
Parking	Detached, Garage Faces Front, Garage, Oversized
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Hills, Panoramic, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Exhaust Fan, Free-Standing Refrigerator, Gas Cooktop, Microwave
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Masonry, Primary Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Landscaped, Native Plants, Private, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Views
Windows	Double Pane Windows, Screens, Window Coverings
Roof	Composition, Shingle
Construction	Masonry, Stone
Foundation	Slab

School Information

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