

\$1,299,990 - 706 Kodiak Trail, Cedar Park

MLS® #5994102

\$1,299,990

4 Bedroom, 4.00 Bathroom, 3,563 sqft

Residential on 0.50 Acres

Breakaway, Cedar Park, TX

Uniquely positioned on a quiet street in the Breakaway community. Stunning, architecturally updated home- celebrating a timeless aesthetic. Gorgeous large windows wash the space with natural light creating a relaxed feel while the blend of textures creates a warm yet modern style. While relaxing in this space, enjoy the scenery of the 200+ year old oak trees from the first and second level of the home. This home has custom finishes throughout. The gorgeous entry opens in to a radial staircase with custom touches of crown modeling designer lighting, setting the tone for the entire home. The great room is wide open to the kitchen and dining, flanked by oversized windows that allow natural light throughout the entire space-premium wood elements, and clean lines. The kitchen is dreamy and the focal point of the home. The stainless steal appliances, custom tile, and hand picked lighting is the perfect entertainer's dream. The primary retreat is just that, a retreat! Featuring high ceilings and plenty of windows with more view of these amazing oak trees peaking into the space- The primary bath is stylish and looks like the summer catalog for Studio McGee. Featuring clean lines and finishes + functional features like a large walk-in shower, dual vanities, a soaking tub, and a spacious walk-in closet. This home features a spacious office away from the main living areas and the day-to-day routine offering a quiet respite. Outdoor living is easy; enjoy the back patio while you dip your toes into your custom pool



nestled under the oaks in a park-like setting. This space is wonderful for entertaining or enjoying the outdoors. The .50 lot offers a large yard and is big enough for additions such as a storage shed, garden, putting green or additional landscaping with irrigation prep already in place. With over \$200,000 with of upgrades and prep, this home is move in ready.

Built in 2020

Essential Information

ListingFeed	abor_vow
MLS® #	5994102
List Price	\$1,299,990
Sale Price	\$1,275,000
Sale Date	August 22nd, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,563
Acres	0.50
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	706 Kodiak Trail
Subdivision	Breakaway
City	Cedar Park
County	Williamson
State	TX
Zip Code	78613

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water
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	Available
Features	Common Grounds/Area, Playground, Pool, Sidewalks, Trails/Paths
Parking	Attached
# of Garages	3
View	None
Waterfront	None
Has Pool	Yes

Interior

Interior	Vinyl, Wood
Appliances	Built-In Oven, Double Oven, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Outdoor Grill, Rain Gutters
Lot Description	Landscaped, Sprinklers Automatic, Trees Large Size, Trees Small Size
Windows	Plantation Shutters, Window Coverings
Roof	Composition
Construction	Masonry
Foundation	Slab

School Information

District	Leander ISD
Elementary	Ronald Reagan
Middle	Artie L Henry
High	Vista Ridge