

\$2,525,000 - 4303 Cat Mountain Drive, Austin

MLS® #6013093

\$2,525,000

4 Bedroom, 4.00 Bathroom, 3,254 sqft
Residential on 0.30 Acres

Northwest Hills Cat Mountain S, Austin, TX

A truly exceptional mid-century modern home, this fully-furnished 4-bed, 3.5-bath residence in Northwest Hills was designed to entertain with views of the Hill Country and Town Lake. In the front yard, you are greeted by a picturesque courtyard meticulously landscaped with new grass, shrubs, and flowers that perfectly accent the newly painted exterior and roof. Inside, the living room has elegant coffered ceilings, a wood-burning fireplace, and sweeping views from the hilltop vantage point through a wall of windows with hurricane shutters. Boasting a desirable open-concept layout, new hardwood floors run throughout the living room, the dining room with folding glass doors to the terrace, and the gorgeous kitchen. The kitchen is outfitted with ample storage and countertop space; a pantry; bar seating; a breakfast nook with another sliding door to the terrace; and high-end stainless-steel appliances, including a Sub-Zero refrigerator, a Viking stove top, and a Bosch dishwasher and convection microwave. Just off the kitchen is a well-appointed wet bar with an ice maker dishwasher and a new wine fridge. Retreat to the light-filled primary suite that offers large windows with more amazing views and access to a terrace with a gas fire pit and back deck hot tub. The spa-like primary bathroom has a soaking tub, dual sinks, a spacious walk-in shower, separate makeup vanity and an expansive walk-in closet with custom built-ins and a window for natural light. The three other



bedrooms have also been beautifully upgraded with stunning accent walls and luxurious bathrooms with new tile, marble floors, showers, and countertops. This home is complete with a family room, a laundry room, a powder room, a mud room, and a coveted 3-car garage with acrylic-sealed floors. The terrace features exquisite sunset views over the magnificent hills with a large hot tub and an outdoor TV. Property is available for sale and lease. See agent.

Built in 1977

Essential Information

ListingFeed	abor_vow
MLS® #	6013093
List Price	\$2,525,000
Sale Price	\$2,425,000
Sale Date	December 5th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,254
Acres	0.30
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	4303 Cat Mountain Drive
Subdivision	Northwest Hills Cat Mountain S
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Curbs
Parking	Attached, Garage Faces Front
# of Garages	3
View	Hills, Lake, River
Waterfront	None

Interior

Interior	See Remarks, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Ice Maker, Warming Drawer, Wine Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Rain Gutters, Fire Pit
Lot Description	Sloped Down, Sprinklers In Front, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground
Windows	Drapes, Plantation Shutters, Window Treatments
Roof	Flat Tile, Metal
Construction	Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson