

# **\$1,200,000 - 6613 Hot Springs Drive, Austin**

MLS® #6021505

---

## **\$1,200,000**

4 Bedroom, 4.00 Bathroom, 3,337 sqft  
Residential on 0.72 Acres

Shadowridge Crossing Sec 09, Austin, TX

Incredibly RARE opportunity to own this picturesque estate home in Shadowridge Estates. There have only been 3 homes that have come up for sale in this section in 4 years! Situated on the best lot in the community - .72 acres, privacy behind and no neighbor to the right. Impeccably maintained with attention to detail around every corner - it feels like your are in a model home. From the expansive front porch with the quintessential porch swing, screen door and dreamy backyard, there isn't much more you could ask for. On top of everything else, the location cannot be beat. 2.3 miles to Mopac, 7.5 miles to IH-35, 3.3 miles to Costco, 3.2 miles to Whole Foods, 5.8 miles to Central Market, 11.9 miles to Downtown Austin, 9.4 miles to Zilker Park, 1.6 miles to HEB. The Estates of Shadowridge feeds into some of the very best schools in Southwest Austin as well. All rated "A's" on niche.com. The backyard features a heated chlorine pool with 2 year old pool pump and filter, storage shed, raised garden bed, tree house, TREX high-performance decking and exquisite landscaping. Inside - the primary bedroom is on the main floor along with a study and formal dining room. Upstairs features a large gameroom - huge walk-in attic storage space and 3 overly sized guest bedrooms with walk-in closets.



Built in 1998

## **Essential Information**

ListingFeed	abor_vow
MLS® #	6021505
List Price	\$1,200,000
Sale Price	\$1,400,000
Sale Date	September 24th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,337
Acres	0.72
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	6613 Hot Springs Drive
Subdivision	Shadowridge Crossing Sec 09
City	Austin
County	Travis
State	TX
Zip Code	78749

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Phone Connected, Underground Utilities
Features	Community Mailbox, Curbs, Sidewalks
Parking	Attached, Door-Multi, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Free-Standing Range, Disposal, Microwave
Heating	Central, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Great Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Backs to Greenbelt/Park, Level, Many Trees, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Xeriscape
Windows	Double Pane Windows, Plantation Shutters, Solar Screens, Window Coverings, Window Treatments
Roof	Composition
Construction	Masonry
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Mills
Middle	Small
High	Bowie