

\$1,270,000 - 9436 El Rey Boulevard, Austin

MLS® #6034932

\$1,270,000

5 Bedroom, 4.00 Bathroom, 3,387 sqft
Residential on 1.07 Acres

Granada Oaks, Austin, TX

Rare opportunity (low 1.7% tax rate!) to live in one of southwest Austin's highly sought-after neighborhoods-Granada Oaks! Located in the back of the neighborhood, on 1 heavily treed acre, this beautiful sprawling 1-story custom home features a floor plan designed for both privacy & entertainment. Enjoy 5 spacious bedrooms, 3 full+1 half baths, 2 dinings, stone tile & wood floors, new carpet, fresh paint throughout, dry bar, tall ceilings, updated ceiling fans, Nest thermostat, water heater booster, window shutters & shades throughout, custom built-ins for home office, & 3-car garage w/epoxy floors & water softener system. The gourmet kitchen features granite counters, breakfast bar, beautiful cabinets w/built-in organizers, stainless appliances, double oven, reverse osmosis water filter system, & huge corner pantry. The primary bedroom features private access to the back patio, full ensuite bath w/jetted garden tub, separate shower, dual vanities, & two large walk-in closets. The home's exterior features stone & stucco siding, full rain gutters, some recently replaced windows, & a large covered back patio with surround speakers & ceiling fans creating an ideal space for quiet relaxation or outdoor entertainment. This meticulously maintained home sits perfectly on a heavily treed one acre lot that features back yard privacy, raised garden beds with drip irrigation system, a large separate custom-built concrete patio with pergola that is wired and ready for a hot tub, garden-like setting that



includes gorgeous native and drought-tolerant landscaping, wrought-iron back yard fencing with gates, and a gravel path leading to a storage shed for your outdoor equipment. Zoned to excellent public schools and close to the private Waldorf Montessori. Don't miss this great opportunity to reside in a tucked-away, quiet acreage neighborhood with convenient access to shopping, restaurants, breweries, & easy commutes to downtown Austin, Dripping Springs, & Bee Cave.

Built in 2007

Essential Information

ListingFeed	abor_vow
MLS® #	6034932
List Price	\$1,270,000
Sale Price	\$1,193,500
Sale Date	September 15th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,387
Acres	1.07
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9436 El Rey Boulevard
Subdivision	Granada Oaks
City	Austin
County	Travis
State	TX
Zip Code	78737

Amenities

Utilities	Cable Connected, Electricity Connected, Propane, Phone Connected, Sewer Connected, Water Connected, Underground Utilities
Features	Suburban
Parking	Door-Multi, Driveway, Garage, Kitchen Level, Paved, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Cooktop, Double Oven, Dishwasher, Electric Water Heater, Disposal, Microwave, Plumbed For Ice Maker, Range Hood, Stainless Steel Appliance(s), Water Softener, Vented Exhaust Fan, Water Purifier
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Stone
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Garden, Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Level, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Trees Small Size
Windows	Blinds, Double Pane Windows, Low Emissivity Windows, Screens, Shutters, Vinyl, Window Treatments
Roof	Composition, Shingle
Construction	Frame, Masonry, Concrete, Stone, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Baldwin
Middle	Gorzycki
High	Bowie