

# \$1,950,000 - 6717 Valburn Drive, Austin

MLS® #6182571

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## \$1,950,000

4 Bedroom, 4.00 Bathroom, 3,982 sqft  
Residential on 0.52 Acres

Vista Ridge Ph 02, Austin, TX

Located in Northwest Hills, this 4BR/4BA blends comfort with sophistication. Main level living with open floor plan, formal dining and oversized windows that look onto the balcony and beyond with spectacular canyon and hill country views. Private study on the main level with built in bookshelves. Main level primary ensuite bed and bath with spacious walkin closet and tons of built in shelves. Additional BR and full bath on main level. Gourmet kitchen with built in ice maker and integrated refrigerator. Second living, game room/media on 2nd level with 2 BR/2BA.



Built in 2002

## Essential Information

ListingFeed	abor_vow
MLS® #	6182571
List Price	\$1,950,000
Sale Price	\$1,697,500
Sale Date	March 1st, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,982
Acres	0.52
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	6717 Valburn Drive
Subdivision	Vista Ridge Ph 02
City	Austin
County	Travis
State	TX
Zip Code	78731

## Amenities

Utilities	Cable Available, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Underground Utilities, Water Connected
Features	None, Curbs
Parking	Driveway, Garage Faces Side, Electric Vehicle Charging Station(s)
# of Garages	2
View	Canyon, Hills
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Oven, Built-In Refrigerator, Cooktop, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Ice Maker, Microwave, Water Softener Owned, Wine Refrigerator
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Den
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Garden, Rain Gutters
Lot Description	Cul-De-Sac, Sloped Down, Sprinklers Automatic, Sprinklers In Ground, Views
Windows	Blinds
Roof	Tile
Construction	Stucco
Foundation	Slab

## School Information

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