

\$1,200,000 - 15101 Bat Hawk Circle, Austin

MLS® #6273020

\$1,200,000

4 Bedroom, 4.00 Bathroom, 4,167 sqft
Residential on 0.29 Acres

Spillman Ranch Ph 03, Austin, TX

Don't miss this spectacular property in beautiful Spillman Ranch-a lovely golf course neighborhood of stone, stucco & tile roofed homes. Main attraction for many buyers is the low property tax rate under 2%--which boosts buying power or helps offset higher interest rate.

There's practically nothing of this size & quality with 3 car garage & tile roof on market for the price, which is one of lowest per ft active in area LS. Dare to Compare & you'll see.

Current owners say the LTISD schools are the most desired, especially Lake Pointe Elementary. The convenient location near Hwys 620 & 71 is less than 20 miles to DT Austin. Enjoy nearby attractions like: Lake Travis, Galleria shopping, Dining destinations, craft breweries, distilleries, wineries, farmers markets, Lakeway waterpark, & the beautiful Hill Country. The home features a stunning foyer with soaring ceilings which opens to the formal dining room & formal living room (or music room --perfect place to showcase a Baby Grand). There's a "tucked away" study which is perfect for a private "work from home" office. Rounding out the downstairs: sumptuous owner's retreat with bay windows & exterior door to the over-sized stone patio; family room with fireplace & open to the big island kitchen; breakfast room, laundry room & mud room. Upstairs has 3 spacious secondary bedrooms, each with walk in closet & direct access to one of the 2 full baths. We love the cozy nook which is a perfect



homework or school project spot. There's also a large game room which opens onto a big balcony plus a full size media/movie room. The user-friendly plan also offers 3 car split garage spaces. Our owner decked out the single side as a home gym. With so much to offer, we have to ask, "why haven't you seen it yet?"

Built in 2007

Essential Information

ListingFeed	abor_vow
MLS® #	6273020
List Price	\$1,200,000
Sale Price	\$1,185,000
Sale Date	June 16th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,167
Acres	0.29
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	15101 Bat Hawk Circle
Subdivision	Spillman Ranch Ph 03
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	None

Parking	Door-Single, Garage Faces Front, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Water Softener Owned, Trash Compactor
Heating	Central, Propane
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Rain Gutters
Lot Description	Corner Lot, Few Trees
Windows	Plantation Shutters, Screens
Roof	Tile
Construction	Stucco
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Lakeway
Middle	Bee Cave Middle School
High	Lake Travis