

# \$1,375,000 - 15086 Warbler Drive, Austin

MLS® #6280918

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## \$1,375,000

4 Bedroom, 5.00 Bathroom, 2,866 sqft  
Residential on 0.31 Acres

Cardinal Hills Unit 05, Austin, TX

Step into this beautiful 4 bed/5 bath Spanish palace! You will not find another home within the highly-desirable Hill Country that has this much love and attention to detail. Entire backyard remodel completed in 2021 that includes beautiful river rock pathways leading to a custom seated firepit that can easily seat 15 people and a playground area (or a gardener's dream space). This space is nestled among mature peach, pear, fig and pomegranate trees. It's timeless elegance is an entertainer's dream; offering great first impressions for guests, with multiple areas for entertaining and enough space for a live band.

Upon entry, you'll immediately notice the gourmet Chef's kitchen with a center island - large enough to handle any family holiday. The high-grade construction of this home is a must-see; beaming with tons of natural light and an abundance of space. From its custom plantation shutters, tinted windows, REME halo air scrubber, this home is brimming with possibilities to establish or expand your ultimate living space. The property boasts an attached garage with room for two vehicles, overhead storage and a workshop. The back has almost 1000sqft of outdoor living space on 2 patios; a large terrace with an outdoor tv, fireplace, LED-lit soaking pool with temp and light color controlled by phone and an upper balcony that overlooks the beautiful Balcones Canyonlands Preserve. The backyard is truly an outdoor oasis. More features include Thermador



appliances, 2 tankless water heaters, deep spa tub and walk-in shower, custom blinds, 12' ceilings, ADA compliant doors, soft-close cabinetry, iron fencing surrounding the property and much more. The home is ideally located near Lake Travis schools and popular commerce. Don't miss out!

Built in 2014

### Essential Information

ListingFeed	abor_vow
MLS® #	6280918
List Price	\$1,375,000
Sale Price	\$1,225,000
Sale Date	September 29th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,866
Acres	0.31
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	15086 Warbler Drive
Subdivision	Cardinal Hills Unit 05
City	Austin
County	Travis
State	TX
Zip Code	78734

### Amenities

Utilities Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Propane, Phone Available, See Remarks, Water Available, Water Connected, Sewer Not Available

Features	Internet Access, Curbs
Parking	Garage, Kitchen Level, Lighted, See Remarks, Workshop in Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills, Neighborhood, Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Stone, Tile, Wood
Appliances	Convection Oven, Cooktop, Double Oven, Dishwasher, Exhaust Fan, Freezer, Gas Cooktop, Disposal, Gas Range, Microwave, Oven, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Log, Gas Starter, Living Room, Outside, See Remarks
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Barbecue, Exterior Steps, Garden, Lighting, Outdoor Grill, Playground, Permeable Paving, Private Yard, Rain Gutters, See Remarks, Fire Pit
Lot Description	Agricultural, Back Yard, Drip Irrigation/Bubblers, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Moderate Trees, Sprinklers On Side, Few Trees, Views
Windows	See Remarks
Roof	Spanish Tile
Construction	See Remarks, Stucco
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Lakeway
Middle	Hudson Bend
High	Lake Travis