

\$1,249,000 - 6825 Cougar Run, Austin

MLS® #6293879

\$1,249,000

3 Bedroom, 3.00 Bathroom, 2,723 sqft
Residential on 0.11 Acres

North Cat Mountain Sec 3-A Ame, Austin, TX

Quiet and private North Cat Mountain living. This home backs directly to HOA and City of Austin land with trails and trees right out your door. Minutes from Mesa, Mopac and 360 for access to shopping, schools, and everything Austin. Entered through a large welcoming foyer, this is a well-cared-for three bedroom, three bath home with two living areas and dedicated dining room. Primary suite and a secondary bedroom (makes a great home office) on the main entry floor. You will find a spacious and airy atmosphere throughout the home, created by high ceilings/doors, crown moulding and many windows. The gourmet kitchen has a 36" Thermador range with a separate wall oven, speed oven, leathered carrara stone countertops, two refrigerators, and a large breakfast bar open to the living area with fireplace. An upper patio integrates nicely with the outdoors. Downstairs is a second living area, full bath, a large third bedroom and laundry room with extra storage. A cozy screened lower deck provides a quiet getaway to commune with the wooded backdrop. The community pool includes a water feature and a welcoming picnic area. With many recent updates including the primary bath, kitchen, interior paint, flooring, and two 20 SEER HVAC units, this home may be one of the best discoveries on the market today. Claim this rare find quickly!



Built in 1993

Essential Information

ListingFeed	abor_vow
MLS® #	6293879
List Price	\$1,249,000
Sale Price	\$1,600,000
Sale Date	March 9th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,723
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	6825 Cougar Run
Subdivision	North Cat Mountain Sec 3-A Ame
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Community Mailbox, Pool
Parking	Garage Faces Front, Garage, Kitchen Level
# of Garages	2
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Convection Oven, Dishwasher, Exhaust Fan, Free-Standing Gas Range, Disposal, Gas Range, Microwave
Heating	Central, Natural Gas, Zoned
Cooling	Central Air, Zoned

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Rain Gutters
Lot Description	Moderate Trees, Views
Windows	Plantation Shutters
Roof	Composition
Construction	Stone Veneer, Wood Siding
Foundation	Slab

School Information

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