

# \$2,999,000 - 5400 N Scout Island Circle, Austin

MLS® #6314473

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## \$2,999,000

4 Bedroom, 4.00 Bathroom, 3,374 sqft  
Residential on 0.26 Acres

Courtyard Ph 03-C, Austin, TX

An amazing opportunity to live the Lake Austin lake lifestyle in west Austin, just north of the Pennybacker Bridge. Located in the Courtyard, 5400 N Scout Island Circle was built by the renowned Austin builder, Pat Heyl, and backs up to the community park with walking trails, a playground, lake front park and most importantly, a coveted deeded boat slip.

The home offers four bedrooms and three and a half bathrooms, providing plenty of space for comfortable living. The well thought out floorplan is perfect for entertaining guests, with two living areas that are open to the upstairs, and two dining areas, the main areas flow seamlessly together. The two-car garage provides ample space for your vehicles, while the oversized attic above offers extra storage with the potential to be enclosed for expanded living space.

Step outside to your own private oasis, complete with a spacious yard, expansive deck that overlooks the treetops, and a gate that leads to a rustic path connecting you with the park trails and a short walk to the deeded boat slip. Enjoy a short boat ride to the main body of Lake Austin through the serene landscape of limestone cliffs and Texas treetops. With a prime location just minutes from the water and the easy access to 360 and 2222, you're just 15 minutes away from enjoying all things Austin.



Built in 1999

## Essential Information

ListingFeed	abor_vow
MLS® #	6314473
List Price	\$2,999,000
Sale Price	\$2,800,000
Sale Date	June 30th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,374
Acres	0.26
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	5400 N Scout Island Circle
Subdivision	Courtyard Ph 03-C
City	Austin
County	Travis
State	TX
Zip Code	78731

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Common Grounds/Area, Playground, Park, Trails/Paths, Curbs, Barbecue, Sidewalks
Parking	Garage, Garage Faces Side
# of Garages	2
View	Park/Greenbelt, Trees/Woods, Hills
Waterfront	Lake Privileges, See Remarks

## Interior

Interior	Carpet, Tile, Wood
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Appliances	Cooktop, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Built-In Electric Oven, Built-In Range, Free-Standing Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, Boat Slip, Uncovered Courtyard
Lot Description	Landscaped, Sprinklers Automatic, Trees Large Size, Views
Windows	None
Roof	Composition
Construction	Stone Veneer
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum