

\$1,600,000 - 7212 Montana Norte, Austin

MLS® #6420858

\$1,600,000

4 Bedroom, 3.00 Bathroom, 2,832 sqft
Residential on 0.29 Acres

Highland Hills Northwest Sec 06, Austin, TX

Wonderfully remodeled home on a lush, shady corner lot - just one block from "National Blue Ribbon School" Doss Elementary. Just two blocks to Murchison Middle School, which offers the academically rigorous International Baccalaureate Middle Years Programme. Feeds to Anderson High School, which offers the International Baccalaureate Programme, as well. Gourmet kitchen with huge island, stainless steel appliances, double oven, 5-burner gas cooktop, warming drawer, wine fridge, glass-front upper cabinetry. Wood flooring & plantation shutters throughout. Luxurious primary bedroom/bathroom suite with HUGE custom closet! Residential Fire Sprinkler System throughout home. Absolutely charming living room with vaulted wood ceilings, clerestory windows, brick facade fireplace w/gas logs and wooden mantle flanked by lighted built-in glass shelving, and French doors to the dreamy outdoor living space & fabulous backyard. Backyard has been thoughtfully landscaped/planted to attract butterflies and hummingbirds. Majestically treed, shady lot. Workshop space in garage. Very nice shed in back side yard. The Murchison campus offers a public swimming pool, running track, and 4 baseball/softball/kickball diamonds. Northwest Hills is an established and sought-after neighborhood, and this home is unbelievably convenient to restaurants, doctors, groceries, etc. Just a block away from a coffee house, childcare, dental office, athletic trainer, music



school, etc. 12-Minute drive to UT Austin & to the Apple Campus. This home is the TOTAL package!

Built in 1972

Essential Information

ListingFeed	abor_vow
MLS® #	6420858
List Price	\$1,600,000
Sale Price	\$1,575,700
Sale Date	September 6th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,832
Acres	0.29
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	7212 Montana Norte
Subdivision	Highland Hills Northwest Sec 06
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Curbs, Pool, Sidewalks
Parking	Attached, Door-Single, Garage, Garage Faces Side, Kitchen Level, Workshop in Garage
# of Garages	2
Garages	Garage Door Opener
View	None

Waterfront None

Interior

Interior Tile, Wood

Appliances Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Double Oven, Gas Water Heater, Ice Maker, Plumbed For Ice Maker, Warming Drawer

Heating Central, Electric

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas Log, Raised Hearth, Wood Burning

of Stories 2

Stories Two

Exterior

Exterior Features Lighting, Private Yard, Rain Gutters

Lot Description Sprinklers Automatic, Trees Medium Size, Corner Lot, Trees Large Size

Windows Plantation Shutters, Double Pane Windows

Roof Composition

Construction Masonry

Foundation Slab

School Information

District Austin ISD

Elementary Doss (Austin ISD)

Middle Murchison

High Anderson