

\$2,595,000 - 316 Dawn River Cove, Austin

MLS® #6468243

\$2,595,000

4 Bedroom, 6.00 Bathroom, 5,745 sqft
Residential on 1.26 Acres

River Dance Ph 01, Austin, TX

This home is nestled on 1.26 acres of privacy with canyon views down to Lake Austin below. It's one of the rare, "œflat" lots in the Hill Country and features a gorgeous outdoor living space and resort-style pool with a waterfall. There's plenty of room to entertain, fire up the grill and enjoy the outdoors all year round. Should you wish to "œexplore" the green space behind the home, you'll find a private gate that gives you access to the greenbelt.

luxury from the moment you walk into the grand foyer with natural light flowing throughout. As you enter the home, you'll see the grand staircase to your left and the large office to your right! Straight ahead, you'll find the formal dining room, which can be used for a music room, library, or other flex space if you don't want a formal dining room!

The master bedroom features a private door to the pool and outdoor living space along with a small attached office with stunning views, providing a second workspace in the home.

You'll also enjoy the gourmet kitchen with a huge island that opens up to a beautiful outdoor living space and resort-style pool.

Upstairs, you'll find a large game room/flex space with a huge private balcony that looks out over the hill country and Lake Austin, a



large media room, more workspace for kids, and two additional bedrooms. Youâ€™ll also discover several hidden nooks that make great spaces for homework, reading, sleepovers, and more!

NOTE: Roof was replaced in 2020

Built in 2010

Essential Information

ListingFeed	abor_vow
MLS® #	6468243
List Price	\$2,595,000
Sale Price	\$2,655,000
Sale Date	July 18th, 2022
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,745
Acres	1.26
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	316 Dawn River Cove
Subdivision	River Dance Ph 01
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected
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Features	Common Grounds/Area, Clubhouse, Community Mailbox, Curbs, Dog Park, Gated, Internet Access, Lake, Pet Amenities, Playground, Park, Property Manager On-Site, Pool, Planned Social Activities, Shopping, Street Lights, Suburban, Sidewalks, Tennis Court(s), Trails/Paths
Parking	Additional Parking, Circular Driveway, Driveway, Garage, Kitchen Level, Oversized, Garage Faces Side, Storage
# of Garages	3
Garages	Garage Door Opener
View	Canyon, Water
Waterfront	See Remarks

Interior

Interior	Carpet, Slate, Stone, Wood
Appliances	Built-In Refrigerator, Convection Oven, Dishwasher, Exhaust Fan, Disposal, Gas Range, Ice Maker, Microwave, Water Softener, Trash Compactor
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s), Gas
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Dining Room, Family Room, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Barbecue, Lighting, No Exterior Steps, Outdoor Grill, Private Yard
Lot Description	Back Yard, Cleared, Front Yard, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Level, Private, Sprinklers Automatic, Sprinklers In Ground, See Remarks, Trees Large Size, Trees Medium Size, Views
Windows	Double Pane Windows, Drapes, Shutters
Roof	Tile
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	River Ridge
Middle	Canyon Ridge
High	Vandegrift