

\$1,499,000 - 7304 Aemilian Way, Austin

MLS® #6527511

\$1,499,000

4 Bedroom, 4.00 Bathroom, 3,853 sqft
Residential on 0.39 Acres

Woods Of Greenshores Sec 01, Austin, TX

Emma Long Park multi pass* included with home. Includes boat launch and lake Austin beach access, just 2 miles away! Located within the gated enclave of The Woods of Greenshores, this is an exceptional single-story custom cul-de-sac home built by Eppright Homes. This functional floorplan showcases many luxury details that the builder is known for. The dramatic high ceiling entrance leads to the beautiful open concept living room with coffered ceilings, Texas limestone fireplace, custom cabinetry and views of the sparkling pool and greenspace beyond.

The open kitchen features two massive islands with striking granite and counter seating for up to 8. KitchenAid® warming drawer, KitchenAid® built-in refrigerator/freezer, KitchenAid 6-burner gas cooktop, KitchenAid® microwave and dual ovens, KitchenAid® under counter beverage center, and TWO dishwashers (1 Bosch® and 1 KitchenAid®). A breakfast area just off the kitchen enjoys direct access to the outdoor living area and pool. Additional living areas include a spacious office with custom bookcases, a flex room currently used as a billiard room, and a yoga/workout room. The primary suite features a coffered ceiling, views of the peaceful backyard, and custom cabinetry. The primary bath has glorious morning light, extensive counter space, a soaking tub, and a large walk-in shower. The enormous walk-in closet is completely



organized. Three well-proportioned bedrooms are located on the opposite side of the home. The backyard features a pool and a covered deck that includes a ceiling mounted TV. Stone decking surrounds the pool and extends to the firepit. The oversized 2-car garage has epoxy floors, LiftMaster® WIFI openers, storage, workshop, Aquasana® water filter and utility sink. Solar system (Dec ~22), New main HVAC (June ~22), and outdoor hot tub (Dec ~21). Enjoy nearby hiking trails, meet your neighbors at Ski Shores Café (easy walk) and enjoy the Lake Austin lifestyle! (*Multi pass for 20 entries)

Built in 2011

Essential Information

ListingFeed	abor_vow
MLS® #	6527511
List Price	\$1,499,000
Sale Price	\$1,375,000
Sale Date	June 21st, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,853
Acres	0.39
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	7304 Aemilian Way
Subdivision	Woods Of Greenshores Sec 01
City	Austin

County	Travis
State	TX
Zip Code	78730

Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	Gated, See Remarks, Trails/Paths
Parking	Attached, Door-Multi, Garage
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Hills
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Great Room, Primary Bedroom
# of Stories	1
Stories	One

Exterior

Exterior Features	No Exterior Steps, Playground, Private Yard
Lot Description	Cul-De-Sac, Backs to Greenbelt/Park, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Trees Small Size
Windows	Plantation Shutters, Window Treatments
Roof	Composition
Construction	Frame, Masonry, Stone, Stucco
Foundation	Slab

School Information

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

High

McCallum