

# \$3,149,000 - 8301 Carranzo Drive, Austin

MLS® #6528807

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## \$3,149,000

3 Bedroom, 4.00 Bathroom, 3,692 sqft  
Residential on 0.26 Acres

Amarra Drive Ph 03, Austin, TX

Simply stunning single story located within the gates of "The Canyons" section of Amarra Drive at Barton Creek. This high-end modern home features an exceptional open floor plan with soaring ceilings and an abundance of natural light. The steel and glass front doors set the stage for the ultimate in modern style in a lock and leave setting. The gourmet kitchen features a wall of top-of-the-line stainless Thermador appliances. The inviting family room is open to both dining, and kitchen and features a wall of Fleetwood glass pocket doors. The home also features a large secondary living space, home office with wood floors and gorgeous windows, and outstanding laundry facility with built-in sink, abundant cabinetry and room for a secondary refrigerator, garage space for 3 cars and a handy mud room. The primary bedroom features high ceilings, wood floors and walls of windows overlooking the yard and golf course beyond. There are also two additional bedrooms each with superbly finished ensuite baths and private walk-in closets. The back yard is perfectly poised and overlooks the 1st hole on the Fazio Canyons golf course. The covered terrace features an outdoor cooking station and a cozy built-in fire pit to enjoy cooler evenings outdoors.

Conveniently located within close distance to the Fazio Canyons Golf Course and the Canyons Grill. As a bonus, Barton Creek Property Owners Membership conveys and is required with purchase and application.



Built in 2016

## Essential Information

ListingFeed	abor_vow
MLS® #	6528807
List Price	\$3,149,000
Sale Price	\$3,050,000
Sale Date	July 1st, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,692
Acres	0.26
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	8301 Carranzo Drive
Subdivision	Amarra Drive Ph 03
City	Austin
County	Travis
State	TX
Zip Code	78735

## Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Connected, Underground Utilities
Features	Clubhouse, Community Mailbox, Conference/Meeting Room, Fitness Center, Golf, Gated, Internet Access, Pool, Putting Green, Restaurant, Tennis Court(s)
Parking	Attached, Door-Multi, Door-Single, Driveway, Garage Faces Front, Garage, Off Street, Garage Faces Side, Storage
# of Garages	3
View	Golf Course
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Oven, Built-In Refrigerator, Double Oven, Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Oven, Ice Maker, Microwave, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Warming Drawer, Wine Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Log, Great Room, Metal, Outside
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Barbecue, Gas Grill, No Exterior Steps, Outdoor Grill, Private Yard, Fire Pit
Lot Description	Back Yard, Close to Clubhouse, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, On Golf Course, Sprinklers Automatic, Sprinklers In Ground, Trees Small Size
Windows	Blinds, Window Treatments
Roof	Metal
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin