

# \$1,175,000 - 12901 Veronese Drive, Austin

MLS® #6530329

---

## \$1,175,000

4 Bedroom, 4.00 Bathroom, 3,803 sqft  
Residential on 0.21 Acres

Avana - Circle C, Austin, TX

Just past the pool in the Avana neighborhood of Circle C Ranch, you will find 12901 Veronese Drive. The two story limestone facade, cedar garage doors and front porch provide a welcoming entry. Once inside, the vaulted and beamed ceilings and walls of windows and sliding doors offer a stunning view of the backyard and the green space beyond the property line. Youâ€™ll love entertaining in the open concept living, dining, kitchen and back patio. The living room features a floor to ceiling gas log fireplace and is open to the kitchen.

The kitchen with quartz countertops, stainless appliances, a large bar and eat-in space overlooking the backyard is truly the hub of the home. A dedicated home office with French doors and a wall of built-in shelves is ideally located just inside the front entry. The primary bedroom on the main level has a spa-like bathroom with a frameless spa shower and bench seat, luxurious soaking bathtub, quartz countertops, linen closet and large walk-in closet. The backyard was designed for outdoor enthusiasts and features a covered patio with the perfect spot to place a TV, a putting green on the side of the house, and a Cowboy pool with filter pump and deck which can convey. There is plenty of space for hosting outdoor celebrations and you'll love the privacy of having no rear neighbors and a gate to the green space behind the house. Upstairs, you will discover three sizable bedrooms, two full baths and a massive game



or media room. This home is zoned to highly rated Bear Creek Elementary (which offers a Spanish Immersion Program), Gorzycki Middle and Bowie High and is very close to the private Veritas Academy. Rowell residents enjoy having access to all of Circle C Amenities including four community pools, many playscape/playgrounds, trails and green spaces and community events. Avana is ideally located with easy access to restaurants, entertainment and employment options along MoPac, 290/71, Hwy 45, FM 1626 and FM 1826.

Built in 2019

### **Essential Information**

ListingFeed	abor_vow
MLS® #	6530329
List Price	\$1,175,000
Sale Price	\$1,100,000
Sale Date	October 5th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,803
Acres	0.21
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	12901 Veronese Drive
Subdivision	Avana - Circle C
City	Austin
County	Hays
State	TX
Zip Code	78739

## **Amenities**

Utilities	Electricity Connected, Underground Utilities
Features	Clubhouse, Playground, Pool, Planned Social Activities, Trails/Paths
Parking	Attached, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt
Waterfront	None

## **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

## **Exterior**

Lot Description	Front Yard, Interior Lot, Landscaped, Level, Moderate Trees, Sprinklers In Ground
Windows	Double Pane Windows
Roof	Composition
Construction	Masonry
Foundation	Slab

## **School Information**

District	Austin ISD
Elementary	Bear Creek
Middle	Gorzycki
High	Bowie