

# **\$1,250,000 - 4402 Flagstaff Drive, Austin**

MLS® #6576368

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## **\$1,250,000**

4 Bedroom, 3.00 Bathroom, 2,669 sqft  
Residential on 0.29 Acres

Balcones Woods Sec 04, Austin, TX

Large traditional home nestled amongst mature trees on an oversized .292 acre lot in the established Balcones Woods neighborhood, with incredible backyard views of Hyde Park Church's privately owned Quarry Lake! Located less than 3 miles from The Domain, The Arboretum, Hwy 183, and Mopac which gets you to Downtown ATX in under 25 minutes. This delightful home has been loved by it's original owners and offers almost 2,700 square feet, 4 beds, and 2.5 baths, with upstairs utility room and loft. The dramatic sunken living room allows for extra high ceilings in this 2 story floorplan. The home features mostly original finishes and is ready for you to update and make it your own! You'll love the open floorplan, multiple living and dining areas, and private backyard. The heritage oak tree is stunning and surrounded by a wood deck where you can hang out with family and friends. The large backyard has plenty of room for a pool and direct access to Quarry Lake's waters edge (high up!) where you can fish or just enjoy the views. Located within walking distance to the fabulous community amenity center which includes a sparkling pool, park, playground, and tennis/basketball/pickleball courts. Home to the mighty Blue Wave Swim Team!! Zoned to coveted Austin ISD schools. Schedule a showing today!



Built in 1979

## Essential Information

ListingFeed	abor_vow
MLS® #	6576368
List Price	\$1,250,000
Sale Price	\$1,300,000
Sale Date	May 20th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,669
Acres	0.29
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	4402 Flagstaff Drive
Subdivision	Balcones Woods Sec 04
City	Austin
County	Travis
State	TX
Zip Code	78759

## Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected
Features	Barbecue, Common Grounds/Area, Clubhouse, Playground, Park, Pool, Planned Social Activities, Sport Court(s), Street Lights, Tennis Court(s), Trails/Paths
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Lake
Waterfront	None

## Interior

Interior	Carpet, Laminate, Tile
Appliances	Dishwasher, Disposal, Range
Heating	Central
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Heatilator, Living Room
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Private
Windows	Double Pane Windows, Screens
Roof	Composition, Shingle
Construction	Stone Veneer, Wood Siding
Foundation	Slab

## **School Information**

District	Austin ISD
Elementary	Davis
Middle	Murchison
High	Anderson