

\$1,199,000 - 9112 Simmons Road, Austin

MLS® #6632020

\$1,199,000

4 Bedroom, 3.00 Bathroom, 2,815 sqft
Residential on 0.31 Acres

Fairway At Great Hills, Austin, TX

Beautiful custom home in Great Hills Neighborhood offering 4 bedrooms, 2.5 baths, and almost 2900 square feet of living space. Enter the grand two story foyer with elegant staircase and huge walk in closet underneath for maximizing storage. Large living room with custom bookcases and double sided stone fireplace with newly installed gas logs. Huge gourmet kitchen complete with granite countertops, new range and hood, refrigerator, 40 bottle wine cooler, pantry, built in desk and new tile backsplash. Large breakfast area has full brick walls adding cozy charm and easy access to large back patios. The kitchen island is over 10 feet long offering plenty of space for family gatherings and parties. The formal dining room and powder room feature designer Katie Kime wallpaper. The first floor also has large laundry room with sink and plenty of storage. Upstairs you will find hardwood floors in all the bedrooms and halls. An enormous master suite with trayed ceilings, built in armoire, pocket French doors leading to large den perfect for office, workout room, or nursery. The newly remodeled master bath features a soaking tub, large walk in shower, dual quartz covered vanities, and spacious walk in closet. There are 3 additional large bedrooms, two with large walk in closets, and a large guest bath complete with dual sinks. The huge front yard with custom planters is largely fenced and the backyard has been professionally landscaped and features an 8 person hot tub, multiple tiered planters, a huge



covered patio as well as 3 additional dining seating areas all under beautiful trees offering summer shade. The home has a 2 car garage with extra storage space as well. New hot water heater 2022. New roof and HVAC unit 2018. This is a one of a kind beauty inside and out!

Built in 1998

Essential Information

ListingFeed	abor_vow
MLS® #	6632020
List Price	\$1,199,000
Sale Price	\$1,125,000
Sale Date	June 1st, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,815
Acres	0.31
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9112 Simmons Road
Subdivision	Fairway At Great Hills
City	Austin
County	Travis
State	TX
Zip Code	78759

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, High Speed Internet Available, Propane, Water Connected
-----------	--

Features	Curbs, See Remarks
Parking	Garage, Oversized, Parking Pad, See Remarks
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Oven, Plumbed For Ice Maker, Stainless Steel Appliance(s), Free-Standing Range, Free-Standing Refrigerator, Wine Refrigerator
Heating	Central, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Dining Room, Double Sided
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Rain Gutters, See Remarks, Uncovered Courtyard
Lot Description	Back Yard, Front Yard, Garden, Near Golf Course, Landscaped, Many Trees, Trees Large Size, Bluff, See Remarks
Windows	Bay Window(s), Garden Window(s), See Remarks
Roof	Composition, Asphalt, Elastomeric
Construction	See Remarks, Stucco, Stone Veneer
Foundation	Slab

School Information

District	Austin ISD
Elementary	Hill
Middle	Murchison
High	Austin