

\$1,449,500 - 1306 Falcon Cove, Austin

MLS® #6662004

\$1,449,500

5 Bedroom, 4.00 Bathroom, 3,491 sqft
Residential on 0.22 Acres

Glenwood Square, Austin, TX

Perfect floorplan in arguably the most popular pocket of 78745. This .22-acre property has plenty of room to roam with clean landscaping and artificial turf in the back yard for a virtually maintenance-free clean look all year long. Walkable distance to Radio coffee bar for a craft latte, El Chilito for some tasty tacos, and Joslin Neighborhood Park for a round of tennis or pickle ball. Sitting 10 minutes from downtown, 12 minutes from the airport, and three and half miles from the shops and restaurants in SoCo, it's easy to see why this pocket of south Austin is so popular. This floorplan has it all with the master suite on the main level as well as a stand-alone home office downstairs that could be used as a bedroom. High ceilings and an open floorplan make this house inviting from the moment you walk in the front door. The gourmet kitchen boasts a large island and all the designer finishes you would expect from a luxury home in south Austin. The downstairs living space is open to the kitchen and easy access to the covered back patio, perfect for barbecues with friends and family. The master bedroom is tucked away off of the living room with a spa-like master bath boasting designer finishes, a freestanding tub, walk in shower, double vanity and extra large walk-in closet. When you walk upstairs, you'll find another large living space with plenty of room for a home cinema or just a place to relax with family after a long day. You'll love the EXTRA large laundry room with storage galore



and a stylish barn door. With one
"master-style" bedroom with a big
walk-in closet and two other bedrooms
upstairs, there's plenty of room for the
whole family and any guests you have in town
seeking the Austin Experience!

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	6662004
List Price	\$1,449,500
Sale Price	\$1,415,000
Sale Date	March 29th, 2024
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,491
Acres	0.22
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1306 Falcon Cove
Subdivision	Glenwood Square
City	Austin
County	Travis
State	TX
Zip Code	78745

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Available, High Speed Internet Available, Sewer Connected, Water Connected
Features	None

Parking	Driveway, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Exhaust Fan, Free-Standing Gas Range, Gas Water Heater, Microwave, Range Hood, Tankless Water Heater, Wine Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air, Electric, Multi Units
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters
Lot Description	Corner Lot, Sprinklers Automatic
Windows	ENERGY STAR Qualified Windows
Roof	Shingle
Construction	Board & Batten Siding, Frame
Foundation	Slab

School Information

District	Austin ISD
Elementary	Joslin
Middle	Covington
High	Crockett