

# \$2,200,000 - 6301 Bernia Drive, Austin

MLS® #6716109

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## \$2,200,000

4 Bedroom, 5.00 Bathroom, 3,647 sqft  
Residential on 0.49 Acres

Avana Estates, Circle C Ranch, Austin, TX

Probably being the most opulent single-level home ever constructed in the history of Circle C Ranch, this amazingly crafted Cal Atlantic "Monroe" model-home plan was custom designed and built to the specific instructions of the owner over a 1-year build timeframe. Exotic quartz countertops throughout the home, custom built-in cabinetry designed on-site in the kitchen and family room. Stain-matched beams delineate the high, vaulted ceilings, enhanced by LED inset lighting that can change to 100's of different colors according to your decor, season or mood. This 4 large bedrooms, 4.5 bath plan provides en-suite baths for each separate bedroom. White oak hardwood flooring greets you and takes you throughout the home. This was one of the most expensive view lots of the entire 20-home luxury subdivision that backs to 1,200 acres of conservation easement. The back patio is purportedly the largest in the subdivision and lends to an expansive southerly view. This unique and one of a kind home sits on .4944 acres with an adjacent granted use easement to an additional .9126 acres for a total of 1.4070 acres for the use and enjoyment of the homeowner. This granted easement is an extension of your yard that you do not pay taxes on. The homeowner installed 934 feet of 6 ft metal fencing starting halfway down each side of the house and continuing along the yard and around the deeded easement property. There are fence gates on each side of the house and at the



very back of the 1.4070 acres. The outdoor kitchen is just waiting for a large party with the wood-burning or gas-log fireplace and custom louvered privacy slats. Kids will have a grand time playing on the manicured lawn or getting adventurous in the woods. It's entirely fenced for ease of maintenance and privacy.

Downtown Austin is a quick 20 minute drive and grocery shopping is just 10. This gated community is perfect for young families, lock-n-leave travelers or retirees. Truly, the last home you'll need!

Built in 2017

### Essential Information

ListingFeed	abor_vow
MLS® #	6716109
List Price	\$2,200,000
Sale Price	\$2,200,000
Sale Date	January 12th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,647
Acres	0.49
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	6301 Bernia Drive
Subdivision	Avana Estates, Circle C Ranch
City	Austin
County	Hays
State	TX
Zip Code	78739

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Connected, Sewer Available, Underground Utilities
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Golf, Internet Access, Playground, Park, Pool, Planned Social Activities, Suburban, Tennis Court(s), Trails/Paths
Parking	Concrete, Door-Multi, Garage Faces Front, Garage, Gated, Kitchen Level, Oversized, Parking Pad, Private, Garage Faces Side
# of Garages	4
Garages	Garage Door Opener
View	Park/Greenbelt, Hills, Panoramic, Rural
Waterfront	None

## Interior

Interior	Tile, Wood
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Convection Oven, Cooktop, Dishwasher, Exhaust Fan, Disposal, Gas Range, Gas Water Heater, Vented Exhaust Fan, Wine Cooler, Wine Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Outside
# of Stories	1
Stories	One

## Exterior

Exterior Features	Barbecue, Exterior Steps, Gas Grill, Private Yard
Lot Description	Cul-De-Sac, Sloped Down, Flag Lot, Backs to Greenbelt/Park, Gentle Sloping, Landscaped, Native Plants, Private, Sprinklers Automatic, Trees Medium Size, Xeriscape, Bluff
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Low Emissivity Windows, Plantation Shutters
Roof	Composition
Construction	Stone, Stone Veneer
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Bear Creek

Middle  
High

Gorzycki  
Bowie