

# \$1,100,000 - 6706 Beauford Drive, Austin

MLS® #6718783

---

## \$1,100,000

4 Bedroom, 4.00 Bathroom, 3,663 sqft  
Residential on 2.01 Acres

Jester Estate Sec 01 Ph 01, Austin, TX

Beautiful quality construction by a builder who built it as his own and has had loving owners since 1998. The quality is evident throughout with the fabulous woodwork and attention to detail and has been continued over the years with the many updates and improvements made by the current owners over the years culminating with the \$325,000 remodel done in 2019. A very complete list of improvements is available on request but the most remarkable is the totally redesigned new kitchen with a 19 foot island opening up to the spacious family room and walls of windows with views of the hill country beyond. The floorplan offers great flexibility with a main floor room that is currently used as a study but could easily be a guest room with an attached bath or even another master suite. Downstairs is another flexible space that has multiple uses and another attached bath. the upstairs has three bedrooms and a master with incredible views from its own private deck. All three levels have deck space overlooking a gently sloping backyard and best of all there is a very large terrace on the lower level that would make a great covered outdoor entertainment space for better enjoyment of the yard and potential for a future pool. The 2 acre lot extends down the hill to the creek below giving the assurance of privacy and unrestricted views. The oversized garage is detached but easily accessed across a short covered walkway from the kitchen through the newly created butler's pantry. Overall a very comfortable and livable



floorplan for most buyers. The Jester Club with pool, playground and tennis courts is a separate entity and can be joined for an annual fee. Go to [Jesterclub.org](http://Jesterclub.org) for more information.

Built in 1984

### Essential Information

ListingFeed	abor_vow
MLS® #	6718783
List Price	\$1,100,000
Sale Price	\$1,255,000
Sale Date	August 18th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,663
Acres	2.01
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	6706 Beauford Drive
Subdivision	Jester Estate Sec 01 Ph 01
City	Austin
County	Travis
State	TX
Zip Code	78750

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected
Features	Street Lights, Trash Pickup Door to Door, Curbs
Parking	Door-Single, Driveway, Detached, Garage Faces Front, Garage, Kitchen Level, Oversized

# of Garages	2
Garages	Garage Door Opener
View	Canyon, Hills, Panoramic
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Refrigerator, Dishwasher, Exhaust Fan, Electric Oven, Gas Cooktop, Disposal, Microwave, Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s), Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Gas Starter
Stories	Three Or More

### **Exterior**

Exterior Features	Exterior Steps, Gas Grill, Rain Gutters
Lot Description	Back Yard, Irregular Lot, Rolling Slope, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers Partial, Trees Large Size, Views
Windows	Double Pane Windows, Insulated Windows
Roof	Composition
Construction	Brick, HardiPlank Type
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Hill
Middle	Murchison
High	Anderson