

# \$1,250,000 - 2700 War Wagon Way, Leander

MLS® #6738276

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## \$1,250,000

4 Bedroom, 3.00 Bathroom, 3,480 sqft  
Residential on 0.45 Acres

Crystal Falls, Leander, TX

Cozy, Clean, newer Cottage like home. Courtyard entry w/Fireplace for relaxation or entertaining. This home has an open floorpan with a two sided fireplace. Formal dining can also be used as a flex space. Beautiful kitchen with beautiful granite Island, and eat in kitchen nook opens to spacious Family room. Views from the Nook and Family room are simply breathtaking overlooking the pool, garden area, playscape and Beautiful trees in the canyon. A serene primary bedroom has the same calming views. This house has a conduit already added in case the new owner would like solar panels added. Refrigerator, Washer/Dryer, and barstools convey. Please put on shoe covers provided while viewing. There's a trash bag available for used covers.

MULTIPLE OFFERS... SELLER HAS ACCEPTED AN OFFER AS OF THIS MORNING.. OPEN HOUSE TODAY IS STRICTLY FOR BACK UP OFFER..

Built in 2020

## Essential Information

ListingFeed	abor_vow
MLS® #	6738276
List Price	\$1,250,000
Sale Price	\$1,330,000
Sale Date	March 21st, 2022
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	3,480
Acres	0.45
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2700 War Wagon Way
Subdivision	Crystal Falls
City	Leander
County	Travis
State	TX
Zip Code	78641

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Underground Utilities
Features	Community Mailbox, Golf, Lake, Playground, Park, Pool, Street Lights, Suburban, Sidewalks, Trash Pickup Door to Door, Trails/Paths
Parking	Driveway, Garage Faces Front, Garage, Tandem
# of Garages	3
View	Canyon, Pool, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Laminate, Tile
Appliances	Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Oven, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Fireplace(s), Hot Water, Natural Gas
Cooling	Attic Fan, Central Air, Ceiling Fan(s), Whole House Fan
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Outside, See Through
# of Stories	1
Stories	One

## Exterior

Exterior Features	Garden, Rain Gutters, Uncovered Courtyard
Lot Description	Front Yard, Garden, Backs to Greenbelt/Park, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Few Trees, Trees Small Size, Views
Windows	Aluminum Frames, Blinds, Bay Window(s), Double Pane Windows, Screens, Window Coverings
Roof	Shingle
Construction	Masonry, Concrete, Stone, Stucco
Foundation	Slab

## School Information

District	Leander ISD
Elementary	William J Winkley
Middle	Running Brushy
High	Leander High