

\$1,200,000 - 2537 Ambush Canyon, Leander

MLS® #6780958

\$1,200,000

4 Bedroom, 4.00 Bathroom, 3,408 sqft
Residential on 0.34 Acres

Fairways At Crystal Falls Sec, Leander, TX

Come home to one of the best views in Crystal Falls. Nestled right on the golf course, this modern, one-story, custom-built home features an open concept, high ceilings, beautiful wood floors throughout, and an expansive terrace that creates the perfect spot to relax and gaze out at the rolling greens of the golf course. Inside boasts a floor to ceiling giant brick fireplace and an oversized window allowing the beautiful views and natural light to bathe the entire living area. The gourmet kitchen offers a huge walk-in pantry, wood cabinetry, high-end appliances, and a majestic quartz island perfect for entertaining. Just off the dining room, behind rustic sliding barn doors, a vast bonus room complete with an impressive, exposed brick wall invites recreation and leisure. Tucked away in the back of the house, the primary bedroom is a peaceful retreat with large windows letting in natural light and stunning views of the golf course. The ensuite bath offers a spa-like experience with a soaking tub beneath a gorgeous tile-accented wall, two large vanities, a spacious step-in shower, and two separate his and her closets with ample space and custom shelving. A designated study with classic glass French doors, two bedrooms with a jack and jill bathroom, and an additional bedroom with an ensuite full bath complete the spacious interior of this breathtaking home. The exterior of the home is just as enchanting with a large front porch, a modern, robust glass and iron front door, a three-car garage with custom garage



doors, and meticulous landscaping, all within a gated community. The Fairways gain access to all the impressive Crystal Falls amenities; including two pools, a playscape and a park area. This home was designed to delight; perfect for entertaining or escaping into one's own personal oasis. **Custom garage doors have been ordered and will be installed in early June.

Built in 2021

Essential Information

ListingFeed	abor_vow
MLS® #	6780958
List Price	\$1,200,000
Sale Price	\$1,050,000
Sale Date	June 28th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,408
Acres	0.34
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2537 Ambush Canyon
Subdivision	Fairways At Crystal Falls Sec
City	Leander
County	Travis
State	TX
Zip Code	78641

Amenities

Utilities Cable Connected, Electricity Available, Fiber Optic Available, Natural

Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

Features Barbecue, Clubhouse, Dog Park, Fishing, Golf, Gated, Internet Access, Park, Putting Green, Racquetball

Parking Attached, Driveway, Garage Faces Front, Garage, Gated

of Garages 3

Garages Garage Door Opener

View City, Canyon, Park/Greenbelt, Golf Course, Hills, Trees/Woods

Waterfront None

Interior

Interior Wood

Appliances Bar Fridge, Cooktop, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Gas Cooktop, Disposal, Gas Range, Ice Maker, Microwave, Range, Refrigerator, Range Hood, Stainless Steel Appliance(s), Vented Exhaust Fan, Washer

Heating Central, ENERGY STAR Qualified Equipment, Fireplace(s)

Cooling Central Air, ENERGY STAR Qualified Equipment

Fireplace Yes

of Fireplaces 1

Fireplaces Gas Log

of Stories 1

Stories One

Exterior

Exterior Features Exterior Steps, Lighting, Rain Gutters

Lot Description Bluff, Back Yard, Front Yard, Backs to Greenbelt/Park, Landscaped, On Golf Course, Private, Rolling Slope, Sprinklers Automatic, Trees Small Size

Windows Aluminum Frames, Blinds, ENERGY STAR Qualified Windows, Insulated Windows, Display Window(s), Plantation Shutters, Screens, Tinted Windows, Wood Frames

Roof Asphalt

Construction Masonry

Foundation Combination, Pillar/Post/Pier, Slab

School Information

District Leander ISD

Elementary William J Winkley

Middle
High

Running Brushy
Leander High