

\$2,500,000 - 7302 Valburn Drive, Austin

MLS® #6822934

\$2,500,000

4 Bedroom, 4.00 Bathroom, 3,767 sqft
Residential on 0.30 Acres

North Cat Mountain Ph 02 Sec A, Austin, TX

7302 Valburn Drive is a 4 bedroom/ 3.5 Bathroom newly remodeled home that stuns with its breathtaking views and magnificent sunsets from just about every room. Step inside to the first of three large entertaining spaces. The high ceilings, gorgeous wood floors, and access to the oversized balcony make this the perfect place to gather with friends and family this holiday season. Designer fixtures will catch your eye throughout the property. In the kitchen, Bosch appliances have been installed to ensure upgraded efficiency and the low maintenance quartz countertops are expansive and ideal for gathering at the bar. The kitchen opens to the breakfast and sitting areas creating a great flow for entertaining or watching kids while making dinner. The luxurious owner's suite located on the main floor includes an enormous walk-in closet, a beautiful double vanity, soaking tub and of course a prime view of the natural scenery. A second bedroom en-suite is also located on the main floor. Upstairs, a large flex room can be used as a playroom, gym or media room. Complete with built-in bookshelves, the possibilities for this expansive space are endless! More views can be seen from the two upstairs bedrooms.

Step out onto the sprawling, brand new composite deck with wrought iron railings for an unobstructed view!

Located in the coveted Northwest Hills



community, the home is conveniently located just 8 miles from both downtown Austin and the expanding Domain. The Arboretum is also nearby for additional dining and shopping. Enjoy the tranquility of this home while being just a stone's throw from all Austin has to offer.

Built in 1985

Essential Information

ListingFeed	abor_vow
MLS® #	6822934
List Price	\$2,500,000
Sale Price	\$2,445,000
Sale Date	February 21st, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,767
Acres	0.30
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	7302 Valburn Drive
Subdivision	North Cat Mountain Ph 02 Sec A
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Natural Gas Connected, Water Connected
Features	See Remarks
Parking	Garage

# of Garages	2
View	Hills, Panoramic
Waterfront	None

Interior

Interior	Carpet, Stone, Wood
Appliances	Dishwasher, Disposal, Tankless Water Heater, Gas Range, Oven, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps
Lot Description	Sprinklers Automatic, Views
Windows	Double Pane Windows, Skylight(s)
Roof	Concrete
Construction	Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson