

\$1,750,000 - 2504 Arion Circle, Austin

MLS® #6954779

\$1,750,000

4 Bedroom, 4.00 Bathroom, 3,933 sqft
Residential on 0.42 Acres

Woods Of Greenshores Sec 01, Austin, TX

As you approach the home, you are greeted by a stunning brick and stucco facade, immaculate landscaping and an inviting staircase up to the front door. Once inside, a generously sized office with built-in storage, perfect for at-home work, can be found to the left. The grand family room boasts vaulted ceilings, three sets of doors along the back wall provide ample natural light and allow for seamless indoor-outdoor living. The home sound system, which has been fully upgraded with a new amp/splitter, and three professionally mounted Samsung QLED televisions (75â€•, 65â€•, 55â€•) will convey. With an open floor plan, the main living space flows smoothly into the pristine kitchen. Well-appointed with marble countertops, an oversized center island, wine & refreshment fridges, a farmhouse sink and top-end appliances, this kitchen will delight any home cook.

The ownerâ€™s suite, office and laundry room are all located on the first floor. Truly a suite, the main bedroom offers vaulted ceilings, a walk-in closet, a marble surround shower and a soaker tub in its own separate room. Three additional bedrooms, two bathrooms and a massive storage space off the game room can be found upstairs.

The backyard features an immaculate pool with water features and a lounging area. Beautiful landscaping, including a concrete checker pattern, brings a unique and artistic flair to the outdoor space. The home sits on an



oversized lot with huge trees and spacious side yard along with a back gate that leads to a wooded greenbelt. No back neighbors. Recent updates to this property include a new energy-efficient AC system, two new top-of-the-line solar-ready compressors, air handlers, UV filtration systems, Nest thermostats and single master filters in the attic â€” no need to change filters. Contact agent for a list of furniture that conveys with the sale of the home. This property is a true hidden gem, minutes from everything Austin.

Built in 2015

Essential Information

ListingFeed	abor_vow
MLS® #	6954779
List Price	\$1,750,000
Sale Price	\$1,675,000
Sale Date	September 2nd, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,933
Acres	0.42
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2504 Arion Circle
Subdivision	Woods Of Greenshores Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78730

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Gated
Parking	Door-Single, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Hills
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Microwave, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Lot Description	Backs to Greenbelt/Park, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Windows	Blinds
Roof	Composition, Metal
Construction	Brick Veneer, Masonry, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum