

\$1,395,000 - 4517 Bat Falcon Drive, Austin

MLS® #6982167

\$1,395,000

4 Bedroom, 4.00 Bathroom, 4,027 sqft
Residential on 0.25 Acres

Spillman Ranch, Falconhead Ph 03, Austin, TX

Falconhead stunner with resort-style saltwater pool, overlooking the golf course is ready now. Pride of ownership shows with a well-designed layout and the perfect spaces for entertaining, youâ€™re sure to be impressed. Warmth welcomes you with a grand foyer, vaulted ceilings spanning through the living space, and double-stacked picture windows inviting an abundance of natural light. This home highlights a way of living that allows for privacy and togetherness alike, with a designated study and its own front entrance, a light-filled sunroom adjacent to the kitchen, a bonus desk nook atop the back staircase, and a true game room with a kitchenette and oversized balcony. The primary suite offers private access to the outdoors, extended shower space with bench seating, and a wrap-around, appreciative-sized closet. The upper-level lives spaciously with three generously appointed bedrooms, jack-n-jill and on-suite bathrooms, and walk-in closets. Desirable features include a Bosch built-in refrigerator and appliances, plantation shutters, fresh designer paint throughout, and surround sound wiring with exterior patio speakers. The backyard paradise continues with a plentiful peach tree, harvesting hundreds of peaches every summer! Not only does this home back to the 14th hole, but it is primely situated on an interior street with no through traffic.

Enjoy golf opportunities at over 6 area golf courses, boating at Lake Travis, exemplary Lake Travis Schools, and is located less than



10 minutes from the Hill Country Galleria!
Falconhead also offers one of the lowest property tax rates in the area saving up to \$14,000 annually compared to similarly priced homes in surrounding neighborhoods, as well as a private park and miles of hiking and biking trails. Welcome to luxurious living in the heart of Falconhead.

Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	6982167
List Price	\$1,395,000
Sale Price	\$1,365,000
Sale Date	June 22nd, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,027
Acres	0.25
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	4517 Bat Falcon Drive
Subdivision	Spillman Ranch, Falconhead Ph 03
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities Cable Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available, Sewer Connected, Water Connected

Features	Community Mailbox, Golf, Playground, Trails/Paths
Parking	Attached, Garage Faces Front, Tandem
# of Garages	3
View	Golf Course
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Oven, Bar Fridge, Convection Oven, Dishwasher, Disposal, Gas Water Heater, Induction Cooktop, Microwave, Oven, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Rain Gutters
Lot Description	Back Yard, Moderate Trees, On Golf Course, Sprinklers Automatic, Trees Medium Size
Windows	Double Pane Windows, Plantation Shutters
Roof	Metal, Tile
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Lake Pointe
Middle	Bee Cave Middle School
High	Lake Travis