

# \$1,650,000 - 17301 Avion Drive, Dripping Springs

MLS® #7016519

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## \$1,650,000

4 Bedroom, 4.00 Bathroom, 4,137 sqft  
Residential on 1.00 Acres

Vistancia Sec 4, Dripping Springs, TX

Beautiful, immaculate one-story residence in acclaimed Lake Travis ISD. This custom hill country estate in Vistancia is set on a large one-acre lot. minutes to Hill Country Galleria, Whole Foods, HEB, and dozens of attractions. Features 16' sliding glass doors from living room to expansive patio, perfect for entertaining. Split floor plan offers ultimate privacy to the primary and second bedrooms. The gorgeous primary suite has dual vanities, soaking tub, walk-in shower and large walk-in closet. The oversized kitchen has bar-seating for up to 8! Full with Thermador stainless-steel appliances, built-in 48" refrigerator and 48" range, granite counters. 3 spacious secondary bedrooms, 8'-tall solid-core interior doors separating the game-room and secondary bedrooms from main living area for privacy. Fully-fenced backyard, alarm-system, security cameras, smart locks in all exterior doors, smart thermostat. 4-car garage with Tesla wall connector is extra deep, featuring 8' tall garage doors and epoxy flooring, Aladdin smartphone system on all garage doors for remote-monitoring and controlling. This home is full of upgrades! 3-D tour available.



Built in 2018

## Essential Information

ListingFeed          abor\_vow

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List Price	\$1,650,000
Sale Price	\$1,500,000
Sale Date	October 23rd, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,137
Acres	1.00
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	17301 Avion Drive
Subdivision	Vistancia Sec 4
City	Dripping Springs
County	Travis
State	TX
Zip Code	78620

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Fiber Optic Available, Propane, Sewer Connected, Underground Utilities, Water Connected
Features	Community Mailbox
Parking	Attached, Garage Faces Front, Garage, Kitchen Level, Oversized, Electric Vehicle Charging Station(s)
# of Garages	4
Garages	Garage Door Opener
View	Hills
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Electric Range, Built-In Gas Range, Built-In Refrigerator, Convection Oven, Dishwasher, Exhaust Fan, Built-In Freezer, Disposal, Gas Water Heater, Microwave, Water Softener Owned, Stainless Steel Appliance(s), Washer

Heating	Central, Forced Air, Fireplace(s), Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Propane
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Playground
Lot Description	Back Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Pie Shaped Lot, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Few Trees, Views
Windows	Plantation Shutters
Roof	Composition
Construction	Masonry
Foundation	Slab

### **School Information**

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