

# \$1,100,000 - 3412 Rain Forest Drive, Austin

MLS® #7022012

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## \$1,100,000

4 Bedroom, 2.00 Bathroom, 1,768 sqft  
Residential on 0.26 Acres

Woodhaven, Austin, TX

Warm and welcoming one-story stone home in ideal Westlake location! Super functional, efficient layout with 4 bedrooms, spacious living & dining rooms, & large beck deck for relaxing & entertaining. Lovely hardwood floors, vaulted ceilings, & stone fireplace. Kitchen boasts high ceiling with accent beams & nice natural light plus room for a breakfast table. Spacious, usable, & private backyard backs to wet weather creek, plus lot extends beyond the wrought iron fence. Walking distance to top rated Cedar Creek Elem, Hill Country Middle, & Westlake High plus Westbank library! Quick drive to restaurants/retail, grocery, downtown, & Zilker. Great house in a great location to make your own, keep as investment property, or build new in this prime location!



Built in 1980

## Essential Information

ListingFeed	abor_vow
MLS® #	7022012
List Price	\$1,100,000
Sale Price	\$1,370,000
Sale Date	May 3rd, 2022
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,768

Acres	0.26
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	3412 Rain Forest Drive
Subdivision	Woodhaven
City	Austin
County	Travis
State	TX
Zip Code	78746

### **Amenities**

Utilities	Cable Available, Fiber Optic Available, Natural Gas Connected
Features	None
Parking	Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	2
View	Creek/Stream
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Sprinklers Automatic, Trees Medium Size
Windows	Window Treatments
Roof	Composition

Construction Stone, Stucco

Foundation Slab

### **School Information**

District Eanes ISD

Elementary Cedar Creek (Eanes ISD)

Middle Hill Country

High Westlake