

\$1,650,000 - 811 Cardiff Drive, Austin

MLS® #7022942

\$1,650,000

4 Bedroom, 4.00 Bathroom, 2,615 sqft
Residential on 0.16 Acres

Emerald Forest Sec 01, Austin, TX

News flash: Yes, there actually IS a conveniently located south Austin neighborhood with sidewalks along both sides of the street. And NO overhead power lines. MooreTate loves exploring new pockets of one of our favorite close-in neighborhoods - 78745 & Emerald Forest. With 125+ homes and counting we're proud to bring 811 Cardiff to market. Room for private backyard pool if desired.

We relish the chance to bring a new home along such a winding, walkable street shaded by mature trees and very light car traffic. This unique block, between First Street and Menchaca Road, is handy to the emerging St. Elmo Marketplace and historic South Congress Avenue.

A signature feature of this home will be thoughtfully placed windows looking out past a rear courtyard to visually capture a special "borrowed view". These windows will frame the canopy of a huge and magnificent Live Oak—one too grand to adequately describe—belonging to the neighbor nearest the rear property line. This tree, which is likely 250+ years old, is a wondrous natural bonus of living within this tree's reach and shade.

This well-planned, well-built 4bed/4bath home is a charming residence that is timeless by design and conveniently located in an established neighborhood of quaint older



homes and stylish new builds. Buying this handsome home is destined to be a wise move given the area's future and its proximity to Congress Avenue, First Street, South Menchaca Road and Ben White.

Built in 2022

Essential Information

| | |
|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 7022942 |
| List Price | \$1,650,000 |
| Sale Price | \$1,650,000 |
| Sale Date | April 8th, 2022 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,615 |
| Acres | 0.16 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

| | |
|-------------|-----------------------|
| Address | 811 Cardiff Drive |
| Subdivision | Emerald Forest Sec 01 |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78745 |

Amenities

| | |
|--------------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected |
| Features | See Remarks, Sidewalks |
| Parking | Attached, Garage |
| # of Garages | 1 |
| View | Neighborhood |

Waterfront None

Interior

Interior Tile, Wood

Appliances Dishwasher, Disposal, Range, Refrigerator

Heating Central, Natural Gas

Cooling Central Air, Zoned

of Stories 2

Stories Two

Exterior

Exterior Features Private Yard

Lot Description Level, Native Plants, Sprinklers Automatic, Trees Medium Size

Windows Double Pane Windows

Roof Composition

Construction HardiPlank Type

Foundation Slab

School Information

District Austin ISD

Elementary Joslin

Middle Bedichek

High Travis