

\$1,300,000 - 8309 La Plata Loop, Austin

MLS® #7127044

\$1,300,000

5 Bedroom, 4.00 Bathroom, 3,174 sqft
Residential on 1.13 Acres

Lewis Mountain Ranch Ph 03, Austin, TX

Indeed, an unbelievable opportunity to acquire an acreage property in the heart of Lewis Mountain Ranch, noted as the hottest acreage+ subdivision in Southwest Austin. Lewis Mountain Ranch is a 'dark sky' subdivision, in that we have no streetlights, yet wide, meandering streets through the stunning foothills and valleys of the hill country. Located within Travis County, but not city of Austin, means we have no city of Austin taxes, yet we're a quick 14 mile/15-minute drive to downtown Austin. This home has been completely renovated/updated/upgraded and re-built to the point that everything has been done for the new, future owner. This 5 large bedroom, 3.5 bath home has all the comforts and space needed to enjoy the easy-going, hill-country lifestyle. The roof has been replaced with a standing-seam, Champagne Bronze metal roof that drains to a 9,000-gallon rainwater system employed for irrigating the lawn and your fenced-in garden. Water bills are currently \$35.~ per month. The homeowner has added additional R30 insulation and new, thermal glass windows through most of the home. Two Hi-end, Carrier, Infinity air conditioners and heat pumps ensure your home is comfortable and dry year-round, via a mobile app. Time to party? Your back yard is a tropical oasis, complete with 8-foot-deep pool



with 'jumping rock' and an additional, external hot tub that conveys. Your master bedroom and bath are like a fine resort spa. Step outside to your Ipe' deck with stainless cabling and view the hill country storms as they roll in from afar. All of the bathrooms are completely remodeled and await your growing family. Downstairs are two large family rooms, one with an updated fireplace, ready for fall football and the winter holidays. The Bosch and stainless appliance kitchen look directly over the family room to keep the chef in the party. Quartz and granite countertops are in all baths and the kitchen, making for ease of clean-up.

Built in 1992

Essential Information

ListingFeed	abor_vow
MLS® #	7127044
List Price	\$1,300,000
Sale Price	\$1,250,000
Sale Date	March 8th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,174
Acres	1.13
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	8309 La Plata Loop
Subdivision	Lewis Mountain Ranch Ph 03
City	Austin

County	Travis
State	TX
Zip Code	78737

Amenities

Utilities	Electricity Available, Propane
Features	Common Grounds/Area, Community Mailbox, Dog Park, Internet Access, Park
Parking	Asphalt, Attached, Door-Single, Driveway, Garage, Garage Faces Side, Kitchen Level, Parking Pad
# of Garages	2
Garages	Garage Door Opener
View	Hills, Neighborhood, Park/Greenbelt, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Laminate, Tile
Appliances	Dishwasher, Disposal, Electric Cooktop, Exhaust Fan, Microwave, Oven
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Permeable Paving, Private Yard
Lot Description	Backs to Greenbelt/Park, Back Yard, Bluff, Cleared, Front Yard, Gentle Sloping, Landscaped, Sprinklers Automatic, Sprinklers Partial, Trees Large Size, Views, Xeriscape
Windows	Double Pane Windows, Window Treatments
Roof	Composition
Construction	Brick, Cement Siding, Masonry
Foundation	Slab

School Information

District	Austin ISD
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Elementary

Baldwin

Middle

Gorzycki

High

Bowie