

# \$3,195,000 - 17217 Morning Grove Lane, Austin

MLS® #7129783

---

## \$3,195,000

5 Bedroom, 6.00 Bathroom, 5,001 sqft  
Residential on 0.80 Acres

Madrone Canyon, Austin, TX

Epwright Homes welcomes you to an exquisite, one of a kind home in Madrone Canyon. The two-story modern house is designed to showcase the mature grove of live oak trees, offering privacy and shade around a fabulous outdoor entertaining area which includes a custom pool/spa, outdoor grill, pool pavilion with fireplace enclosed with top of the line fencing. This stunning home is ready for move-in. Enjoy the epitome of luxury in one of Austin's best neighborhoods! This inviting 5 bedroom, 5.5 bath home will be sure to meet all your needs, while also providing convenience, just minutes to everything Lakeway and Bee Cave has to offer. Upon entry, you notice an abundance of natural light, while still maintaining a sense of warmth throughout the home by way of the innovative, modern lighting. The well thought out and strategically designed floor plan is perfect for entertaining and enjoying indoor/outdoor living year-round. The eat-in kitchen with an oversized island is a chef's dream and includes a state-of-the-art appliance package, cooktop with gas, sous vide and induction, custom cabinetry and true butler's pantry with built-in cabinetry and quartz countertops. An ensuite guest room, study and large utility room round out the first floor. Enjoy the beautiful finishes in the main living areas and then find yourself venturing beyond, into your spacious primary suite with curated tile selections in the luxurious bath, with a spa shower, gorgeous soaking tub, and incredible



walk-in closet. The second floor welcomes you with three ensuite bedrooms and a game room. Not to be missed, there is a large 3 car garage! This location and home are truly unbeatable.

Built in 2024

### Essential Information

ListingFeed	abor_vow
MLS® #	7129783
List Price	\$3,195,000
Sale Price	\$2,900,000
Sale Date	July 9th, 2024
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,001
Acres	0.80
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	17217 Morning Grove Lane
Subdivision	Madrone Canyon
City	Austin
County	Travis
State	TX
Zip Code	78738

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Gated, Park, Trails/Paths, Curbs

Parking	Attached, Driveway, Paver Block, Garage Faces Side
# of Garages	3
View	Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Convection Oven, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Built-In Freezer, Gas Cooktop, Disposal, Gas Water Heater, Induction Cooktop, Microwave, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Water Purifier
Heating	Central, Fireplace(s), Hot Water, Natural Gas
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Glass Doors, Great Room, Outside, Stone
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Landscaped, Level, Private, Many Trees, Sprinklers Automatic, Trees Medium Size, Trees Small Size
Windows	Double Pane Windows, Insulated Windows, Screens, Wood Frames
Roof	Metal
Construction	Blown-In Insulation, Frame, Glass, Masonry, Concrete, Stone, Spray Foam Insulation, Stucco
Foundation	Slab

### **School Information**

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