

\$2,600,000 - 15324 Grumbles Lane, Austin

MLS® #7187824

\$2,600,000

4 Bedroom, 6.00 Bathroom, 4,587 sqft
Residential on 1.06 Acres

Signal Hill Sub, Austin, TX

Welcome to Signal Hill Estates, an exclusive gated community comprised of 61 estate homes, each sitting on an acre lot. One of the final three luxury homes from Ames Design Build in Signal Hill Estates. This home is a 4 bedroom plus dedicated office, 5.5 bath. Save the stairs for a hike, (your knees will thank you) this single-story floor plan is a fan favorite and an entertainer's dream. You will be welcomed by a vaulted entry with surrounding limestone walls and a dual-sided fireplace that connects the main living area to the dining area. Opening up to the back patio, your flex space awaits for you to choose it as a media room, game room, or wellness space. Take that cooking class you have been considering, because you will enjoy amenities such as a chef-caliber kitchen complete with stainless steel appliances by Wolf and Sub Zero, including a double oven, a 60-inch fridge/freezer, a 48-inch range with 6 burners, and an infrared griddle, and a drawer microwave oven. The custom cabinetry boasts soft-close, frameless construction dovetail drawers. Ames Design Build has given great attention to every detail, with all closets including custom cabinetry, and all interior doors and trim are solid wood. Custom hardwood, tile, and tile accents add to the charm of 15324 Grumbles Lane. All four bedrooms have their own private bathroom. This single-story dream delivers plenty of space to spread out while begging to be the gathering place for family and friends on every



holiday and weekend. Signal Hill Estates, a paradise in Hill Country, is minutes from shopping and dining at the Hill Country Galleria. Its unbeatable location offers easy access to hiking, golfing, and lake life, as well as a connection to downtown Austin in less than 30 minutes. Signal Hill is in the exemplary Lake Travis ISD. Welcome to your new neighborhood, and welcome to your new masterpiece of a home.

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	7187824
List Price	\$2,600,000
Sale Price	\$2,500,000
Sale Date	November 29th, 2022
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,587
Acres	1.06
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	15324 Grumbles Lane
Subdivision	Signal Hill Sub
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Electricity Available, Natural Gas Connected, Underground Utilities, Water Available, Water Connected
Features	Trails/Paths
Parking	Attached, Garage Faces Front, Garage
# of Garages	3
View	Hills
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Cooktop, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Range, Microwave, Oven, Vented Exhaust Fan, Exhaust Fan
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Living Room, Dining Room, See Through, Stone
# of Stories	1
Stories	One

Exterior

Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Corner Lot, Trees Small Size
Windows	Double Pane Windows
Roof	Metal
Construction	Board & Batten Siding, Glass, Spray Foam Insulation, Stucco
Foundation	Slab

School Information

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