

# **\$1,925,000 - 1809 Carlotta Lane, Austin**

MLS® #7244211

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## **\$1,925,000**

4 Bedroom, 3.00 Bathroom, 3,770 sqft  
Residential on 1.09 Acres

Rio Robles Sec 02, Austin, TX

Offer deadline Monday at noon. Recommend 24 hrs for showings please. Custom home with a full remodel downstairs in 2017 which includes new kitchen cabinets, quartz natural stone countertops, 48" Wolf Dual Range w/ 6 burners and griddle with 2 ovens, Wolf microwave, Sub-Zero refrigerator, large island with seating, Oiled French Oak flooring throughout the downstairs, limestone masonry arches, new bathroom vanity, and interior paint. Plus, the pool area was included in the remodel with a new stone patio around the pool area, a new fire pit for entertaining, cafe lights line the trees, plus new borders and pathways were created with crushed granite in the backyard. Also, for garden lovers, new metal raised garden beds with crushed granite surround were added in 2020 and there is a full lawn sprinkler system. All bedrooms are located upstairs. The large game room has a separate area used as the 4th bedroom. Barn doors could be added to close off the bedroom from the game room if needed. Many of the major appliances have been replaced in the past 5 years including the roof. The Cuernavaca area features 3 different Lake Austin waterfront parks. There is a Rio Robles Subdivision Park located on the end of Lauranne which offers a tennis court and stone steps down to a double-deck with access to Lake Austin which is available for a membership at \$150/year. Plus Commons Ford Ranch which is a City of Austin LCRA park, located off Commons Ford Rd, offers



another Lake Austin waterfront Park with hiking trails. In addition, Lake Hills Community Park is yet another Lake Austin waterfront park currently with a waitlist to join for \$350/year. This park features a boat launch, community pool, clubhouse, volleyball and basketball court, playscape, grills, and a sandy beach area for swimming. If offers are submitted over the weekend, all offers will be reviewed Sunday evening or Monday morning. See OFFER SUBMISSION INFORMATION in documents.

Built in 1998

### Essential Information

ListingFeed	abor_vow
MLS® #	7244211
List Price	\$1,925,000
Sale Price	\$1,925,000
Sale Date	December 30th, 2021
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,770
Acres	1.09
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1809 Carlotta Lane
Subdivision	Rio Robles Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78733

## **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Sewer Connected, Water Connected
Features	Common Grounds/Area, Lake, Park, Tennis Court(s)
Parking	Door-Multi, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Pool, Trees/Woods
Waterfront	None

## **Interior**

Interior	Carpet, Stone, Wood
Appliances	Dishwasher, Free-Standing Gas Range, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Warming Drawer
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Exterior Steps, Garden, Rain Gutters
Lot Description	Garden, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Views
Windows	Blinds, Drapes, Screens, Window Treatments
Roof	Asphalt
Construction	HardiPlank Type, Stone
Foundation	Slab

## **School Information**

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake