

\$1,495,000 - 8307 High Oak Drive, Austin

MLS® #7259148

\$1,495,000

4 Bedroom, 2.00 Bathroom, 2,331 sqft
Residential on 0.28 Acres

Westover Hills Sec 06, Austin, TX

The Very Best Offering in North Central Austin! Builder's personal home for 15 years - absolutely turn-key & fabulous. Beautiful, custom details throughout, & the 20+ mature live oak trees are the bow on top! Shade like this is invaluable for Texas summers! Large, level, heavily-treed lot. The interior of the home offers a flexible floorplan to meet whatever your family's needs are (two offices?, workshop?). Single level/no steps. The public spaces feature vaulted ceilings, flow seamlessly & are perfect for intimate gatherings as well as elaborate entertaining. The double French doors to the large, shaded patio encourage true indoor/outdoor living & circulation. Walls of windows bathe the home in natural lighting. The serene, private bedrooms are tucked away beyond French doors and vestibules. The very well-appointed primary suite has 9' ceilings & grand windows in all of the perfect places to enjoy scenic views of the gardens & tree tops beyond. To never skip a beat, there is a whole house generator that powers up automatically when Austin Energy fails. There are a whole-house water filtration system & security features & cameras. This home truly embodies a tasteful, casual elegant style with connection to the beautiful outdoors. The warmth of the home is anchored by the authentic 3/4"-thick oak flooring throughout (sanded & finished on-site), Calacatta marble, granite, commercial-style range, recessed LED lighting throughout, extensive custom cabinetry



throughout, & an extensive real wood trim package. Upgraded interior & exteriors doors, windows, electrical, plumbing, recent roof shingles, recent exterior paint, tankless water heater, 220 30-amp outlet for RV or welder. Perfection shows in every detail of this beautiful home & its landscaped grounds. There is ample outdoor living/entertaining space, including a covered grill area plumbed w/natural gas. For outdoor pursuits, there are a chicken coop & raised gardens. Don't miss the office adjacent to the garage!

Built in 1970

Essential Information

ListingFeed	abor_vow
MLS® #	7259148
List Price	\$1,495,000
Sale Price	\$1,375,000
Sale Date	June 6th, 2024
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,331
Acres	0.28
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	8307 High Oak Drive
Subdivision	Westover Hills Sec 06
City	Austin
County	Travis
State	TX
Zip Code	78759

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, High Speed Internet Available, Other, Phone Available, Sewer Connected, Water Connected
Features	Curbs, Street Lights, Tennis Court(s), Trash Pickup Door to Door
Parking	Attached, Door-Single, Garage Faces Front, Garage, Inside Entrance, Kitchen Level, Workshop in Garage
# of Garages	2
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Convection Oven, Dishwasher, Exhaust Fan, Gas Range, Ice Maker, Microwave, Water Purifier Owned, Refrigerator, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Log, Living Room, Masonry, Stone, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Garden, Gas Grill, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Level, Near Public Transit, Many Trees, Sprinklers Automatic, Trees Large Size
Windows	Aluminum Frames, Bay Window(s), Double Pane Windows, Insulated Windows, Low Emissivity Windows, Screens
Roof	Composition
Construction	Frame, ICAT Recessed Lighting, Stone, Wood Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Hill
Middle	Murchison
High	Anderson