

\$1,250,000 - 2806 Sugar Maple Court, Cedar Park

MLS® #7267339

\$1,250,000

5 Bedroom, 4.00 Bathroom, 3,318 sqft
Residential on 0.34 Acres

Reserve At Twin Creeks Sec 13, Cedar Park, TX

Rare chance to be in the Reserve at Twin Creeks country club backing to a greenbelt on a quiet cul-de-sac with a pool! 5 bedrooms and 4 full baths with 2 beds and 2 full baths downstairs (1 bed used as an office).

\$200,000 lot premium backing to the greenbelt, 35% larger lot at .33+ acres, on a quiet cul-de-sac street in Twin Creeksâ€™™ most prestigious neighborhood. \$125,000 premium for beautiful, heated pool with waterfalls and spa. Back porch has gas grill hook up. Back yard features 2 oversized side yards with garden and has hosted many outdoor movie nights and fun. Open kitchen with tons of white cabinets, counter space, center island, granite counters, and stainless steel appliances including gas stove. Kitchen overlooks the dining room and family room which features crown molding, surround sound speakers and a gas fireplace. Large primary bedroom/bathroom with frameless shower, granite counters, and large soaking tub. Upstairs boast 3 bedrooms, 2 full baths, large game room, and an extra built-in desk/working area. Upstairs balcony overlooks the greenbelt with a view that goes on for miles.

Well-maintained home, amazing finishes, 8â€™™ paneled interior doors, hardwood floors, extra-large garage with painted floors. Ideal location on the border of N. Austin/Cedar Park with QUICK access Hwy 183, Toll 45, Mopac, I-35, Domain, Apple, airport, Lake Travis, Cypress Creek Marina, downtown Austin, etc. Walk to the Twin Creeks country club which



has the private Championship Fred Couples golf course, a water-park feel with a junior Olympic sized pool, splash area and zero-entry resort-style pool, fitness center with many different classes and workout equipment, dining and bar areas, walking trails, tennis courts, playground, etc. (Multiple membership levels available.) Highly-acclaimed Leander ISD feeding to Cypress Elementary, Cedar Park Middle and Cedar Park High School. One of the best homes in one of the best areas (<https://youtu.be/PXbGy0pQpGw>)- must see!

Built in 2008

Essential Information

ListingFeed	abor_vow
MLS® #	7267339
List Price	\$1,250,000
Sale Price	\$1,322,700
Sale Date	April 29th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,318
Acres	0.34
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2806 Sugar Maple Court
Subdivision	Reserve At Twin Creeks Sec 13
City	Cedar Park
County	Travis
State	TX
Zip Code	78613

Amenities

Utilities	Electricity Available, Natural Gas Available, Water Available
Features	Common Grounds/Area, Fitness Center, Golf, Playground, Pool, Restaurant, Sport Court(s), Sidewalks, Trails/Paths
Parking	Attached, Garage Faces Front, Garage, Oversized
# of Garages	2
View	Park/Greenbelt
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Oven, Dishwasher, Gas Cooktop, Disposal, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Cul-De-Sac, Backs to Greenbelt/Park, Near Golf Course, Trees Medium Size
Windows	Blinds
Roof	Composition
Construction	HardiPlank Type, Masonry
Foundation	Slab

School Information

District	Leander ISD
Elementary	Cypress
Middle	Cedar Park
High	Cedar Park