

\$1,250,000 - 12100 Hanging Valley Drive, Austin

MLS® #7281295

\$1,250,000

4 Bedroom, 4.00 Bathroom, 3,188 sqft
Residential on 2.05 Acres

Painted Bunting Ph 02, Austin, TX

Exquisite David Weekley home nestled amongst mature trees on an estate-sized 2-acre corner lot just NW of Austin! You'll feel like you have the privacy of country living with the benefits & conveniences Austin has to offer. The home offers a gorgeous craftsman-style exterior with a large covered front porch perfect for sipping coffee & listening to the bird's chirp. A solid leaded-glass front door welcomes you inside the home where you're greeted with tall ceilings, crown molding, & stunning stained concrete flooring that flows throughout the main living areas. An elegant formal dining room is located off the entry with a stylish chandelier & direct access to the kitchen for easy entertaining. A charming pocket door leads to the executive home office, complete with a bay window, a ceiling fan, & warm hardwood flooring. Beyond the entry is a graciously-proportioned living room with crown molding, picturesque windows that overlook the backyard, & a stone fireplace with built-in bookcases on one side. The living room opens to a sunny breakfast area & the island kitchen appointed with modern granite countertops, a travertine tile backsplash, & chef-grade stainless-steel appliances including a gas range with double ovens. The primary retreat is located on the main floor with incredible backyard views, a custom walk-in closet, & a dazzling en-suite equipped with an extended double vanity, a dedicated make-ready station, a walk-in shower, & a deep soaking tub for



relaxation. High-end wood flooring flows throughout the second floor, where you'll find 3 additional bedrooms, 2 full bathrooms, & a large game room. Out back you'll find a lovely flagstone patio -- perfect for enjoying the fresh air & grilling out with family & friends. With 2-acres, this property entertains many possibilities for a private pool/spa. Spend your days off exploring the HOA-maintained hiking trails. Minutes from The Domain & Arboretum with an easy commute to Downtown ATX!

Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	7281295
List Price	\$1,250,000
Sale Price	\$1,325,000
Sale Date	May 3rd, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,188
Acres	2.05
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	12100 Hanging Valley Drive
Subdivision	Painted Bunting Ph 02
City	Austin
County	Travis
State	TX
Zip Code	78726

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Phone Connected
Features	Trails/Paths
Parking	Door-Single, Driveway, Detached, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills, Trees/Woods
Waterfront	None

Interior

Interior	Concrete, Tile, Wood
Appliances	Double Oven, Dishwasher, Exhaust Fan, Free-Standing Gas Oven, Free-Standing Gas Range, Disposal, Microwave, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central, Propane
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Propane, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Private, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Medium Size
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	HardiPlank Type, Stone
Foundation	Slab

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift