

\$1,700,000 - 3402 Granite Basin Court, Cedar Park

MLS® #7527141

\$1,700,000

5 Bedroom, 6.00 Bathroom, 5,162 sqft

Residential on 0.60 Acres

Twin Creeks, Cedar Park, TX

Privacy abounds in this tree covered sanctuary on .60/acre property that backs to the golf course. Dine al fresco on your large wrap around covered porch or lounge and read a book there nestled among the trees. Entertain down by the pool + hot tub - pool cabana there too with full bath that includes outdoor shower. Gather around the fire pit in the cooler months in this home in The Reserve at Twin Creeks.

Plenty of space to roam around the 5,000 sq ft + home that features a dedicated office, formal dining, eat-in kitchen and breakfast room. Two living spaces downstairs as well as the owners private retreat that boasts treetop views. 5th bedroom is currently set up as media room - can flex and be used in a number of ways - yoga/dance/workout, music studio, bunk room, etc. Upgrades since 2020: 3 new HVAC units, 3 new hot water heaters, new shingles. pool pump + cleaner, Bosch dishwasher, gas cooktop, Benjamin Moore interior paint. Please see document uploaded for full list of improvements. Visit the virtual tour link for a 3D walk-through (matterport) here:

<https://my.matterport.com/show/?m=j3FZGNk7GfR&brand=0>

Zoned to Cypress Elementary, Cedar Park Middle School, and Cedar Park High School - ranked in 2022 in Top 10 in Texas high schools in the UIL 5A Lone Star Cup Award for academic and athletic excellence. Neighborhood amenities include two pools, water feature, parks, playgrounds, dog park and walking trails. Join Twin Creeks Country Club and have access to golf + tennis,



park your golf cart in that third garage bay!
Buyer to independently verify all information
including but not limited to square footage, lot
size, year built, zoning, restrictions, taxes,
schools, etc.

Built in 2007

Essential Information

ListingFeed	abor_vow
MLS® #	7527141
List Price	\$1,700,000
Sale Price	\$1,600,000
Sale Date	April 26th, 2023
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,162
Acres	0.60
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3402 Granite Basin Court
Subdivision	Twin Creeks
City	Cedar Park
County	Travis
State	TX
Zip Code	78613

Amenities

Utilities	Electricity Connected, Water Connected, Natural Gas Connected, Underground Utilities
Features	Park, Trails/Paths
Parking	Driveway, Garage, Door-Multi, Electric Gate, Enclosed, Garage Faces Side, Gravel

# of Garages	3
Garages	Garage Door Opener
View	Canyon, Golf Course, Hills, Park/Greenbelt, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Gas Cooktop, Microwave, Double Oven, Gas Oven
Heating	Natural Gas, Zoned
Cooling	Electric, Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters, Balcony, Exterior Steps
Lot Description	Sprinklers In Ground, Cul-De-Sac, Drip Irrigation/Bubblers, Many Trees, Near Golf Course, Pie Shaped Lot, Sloped Down, Trees Large Size, Trees Medium Size, Views
Windows	Double Pane Windows, Screens
Roof	Shingle, Aluminum, Asphalt
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	Cypress
Middle	Cedar Park
High	Cedar Park