

\$1,150,000 - 8611 Appalachian Drive, Austin

MLS® #7622386

\$1,150,000

4 Bedroom, 3.00 Bathroom, 2,408 sqft
Residential on 0.32 Acres

Great Hills 02, Austin, TX

This classic mid-century modern split-level home, with 2,408 sq. ft. boasts 2.5 baths, 4 beds, an amazing living room, 2 fireplace features and an incredible backyard swimming pool. This one-of-a-kind home sits on a large 0.32-acre lot surrounded in heritage oaks and brimming with local birds. The home has access to some of the best local schools incl. Hill Elementary, Murchison MS, and Anderson HS. The home is 15 min. to downtown Austin, 23 min. to Austin Bergstrom International Airport, 25 min. to Lake Travis and has tons of local eateries, delivery places, shopping (Lakeline, Arboretum, Domain) and more. Nestled in a quiet location, the home has a nicely sized driveway and a large yet easy to maintain yard. Main floor has an attached two car garage, kitchen, laundry room with door to the pool, breakfast area, separate dining room, living room with fireplace, half bath for guests and the master bedroom with ensuite bathtub/shower, separate toilet closet and two vanities. Second floor has 3 full bedrooms and one full bathroom. One of the upstairs bedrooms features the second fireplace and would make a perfect office. The home comes with newer (one year old) clothes washer, dryer, and refrigerator. The other appliances are also included like the stove top range, 2 ovens, one built in microwave, etc. The pool and view are the piÃƒce de resistance â€™ the pool is elevated by a deck which offers a view of beautiful golden sunsets and starry night skies. The deck is made of wood and needs



some TLC but is structurally sound. The patio is concrete and has plenty of space for patio furniture sets, elevated gardens, grills, smokers, and more. The backyard also has a shed to house all of the necessary backyard tools and supplies.

Built in 1976

Essential Information

ListingFeed	abor_vow
MLS® #	7622386
List Price	\$1,150,000
Sale Price	\$1,175,000
Sale Date	September 2nd, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,408
Acres	0.32
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	8611 Appalachian Drive
Subdivision	Great Hills 02
City	Austin
County	Travis
State	TX
Zip Code	78759

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached, Driveway, Garage

# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Hills
Waterfront	None

Interior

Interior	Tile, Wood, Concrete, Parquet
Appliances	Built-In Electric Oven, Dryer, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Views
Windows	Blinds
Roof	Composition
Construction	Masonry, Wood Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Hill
Middle	Murchison
High	Anderson