

# \$1,495,000 - 3405 Normandy Ridge Lane, Austin

MLS® #7651572

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## \$1,495,000

5 Bedroom, 4.00 Bathroom, 3,493 sqft  
Residential on 0.32 Acres

Lake Pointe Ph 02, Austin, TX

Gorgeous oversized lot at the end of a cul-de-sac and hill country views to the left of the home to enjoy from the living room, master bedroom and upper deck.

Large 6th room currently used as an office (custom built ins can stay or go) and could also be a 2nd living area.

One bedroom and full bath on the 1st floor. Master suite is on the 2nd floor. The master bedroom is huge with its own sitting room or perfect space for a home gym. Engineered Hardwood floors replaced in 2020 on the entire downstairs, steps and master bedroom. New roof by Ace Roofing in 2015. New HVACS in 2016 & 2018. New water heater 2022. Halo system added to the AC. Mini split added to the garage for AC/heat for someone that likes to spend time tinkering in there. Kitchen and master bath updated. The kitchen has stainless appliances, glass subway tile backsplash, quartz counters and lots of cabinet storage. 2 spacious exterior decks. One on the upper level with beautiful hill country views and one on the lower level to enjoy the spacious backyard. Custom features of Shiplap and accent walls on the dining, living and bathrooms. Quartz bathroom counters added in 2021. Marble subway tile surround on the fireplace. Excellent elementary school is in the community. Just a few minutes to the Galleria shopping center with a theatre, shopping and dining options, Whole Foods and HEB. Community has a pool, playground, tennis courts, neighborhood



dock on the water, trails, pond and more.

Square footage listed is per IGuide

Measurement in attachments.

Built in 2001

### Essential Information

ListingFeed	abor_vow
MLS® #	7651572
List Price	\$1,495,000
Sale Price	\$1,495,000
Sale Date	April 22nd, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,493
Acres	0.32
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	3405 Normandy Ridge Lane
Subdivision	Lake Pointe Ph 02
City	Austin
County	Travis
State	TX
Zip Code	78738

### Amenities

Utilities	Electricity Available
Features	Clubhouse, Playground, Pool, Sidewalks, Tennis Court(s), Trails/Paths
Parking	Attached, Door-Single, Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills
Waterfront	None

## **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Electric Range, Disposal, Microwave
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Trees Medium Size, Views
Windows	Blinds, Shutters
Roof	Composition
Construction	Brick, Wood Siding
Foundation	Slab

## **School Information**

District	Lake Travis ISD
Elementary	Lake Pointe
Middle	Bee Cave Middle School
High	Lake Travis