

# \$1,350,000 - 8212 Briarwood Lane, Austin

MLS® #7665137

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## \$1,350,000

4 Bedroom, 3.00 Bathroom, 2,292 sqft  
Residential on 0.18 Acres

Northtowne Sec 01, Austin, TX

Character, charm, exquisite design, and an incredible location are just the start of what you'll fall in love with in this brand-new rare 1-story home. Step through the front door to discover a haven of warmth, featuring 4 beds and 3 full baths, gorgeous wood flooring, fresh neutral colors, and chic lighting that bathes the open-concept floor plan in an inviting glow. The kitchen features Fabuwood cabinetry and an oversized center island with quartz waterfall countertops. SS Bosch appliances add the finishing touches to this gourmet space.

The generously sized living is a visual delight with stackable sliding glass doors that open seamlessly to the outdoors. Directly adjacent, the elegant dining area becomes the perfect backdrop for gatherings and celebrations. Molding these spaces together is a separate bar complete with wine storage and a beverage refrigerator.

Retreat to the spacious primary suite, an oasis of luxury completely isolated from the other bedrooms. Separate closets and a spa-like bath with a standalone soaking tub, tiled walls and walk-in shower elevate the sense of indulgence.

The guest bedrooms exude comfort and modern style, seamlessly blending into chic guest bathrooms, one with gold-laced emerald tile. The room at the front of the house is dual-purpose and can effortlessly transform



into an office space or bedroom.

Step outside to the large backyard and covered patio, offering room for customization and relaxation. This unique urban location backs to a tributary feeding into Shoal Creek, securing the luxury of no neighbors behind you.

Cutting-edge features include Sierra Pacific windows & doors, Navien tankless water heater, Carrier 16 Seer HVAC, R-49 Insulation, Insulated interior walls and Level 5 smooth wall finishes. Mins from Mopac and DT Austin, this home combines style with city accessibility. Walk to Starbucks, Alamo Drafthouse, Zen & more. Let this exquisite home be the canvas for the life you've always envisioned.

Built in 2023

### Essential Information

ListingFeed	abor_vow
MLS® #	7665137
List Price	\$1,350,000
Sale Price	\$1,334,675
Sale Date	May 31st, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,292
Acres	0.18
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address 8212 Briarwood Lane

Subdivision	Northtowne Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78757

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	Curbs, Park, Sidewalks
Parking	Attached, Door-Single, Garage Faces Front, Garage, Oversized
# of Garages	1
Garages	Garage Door Opener
View	Creek/Stream, Trees/Woods
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Oven, Dishwasher, Exhaust Fan, Free-Standing Gas Range, Disposal, Microwave, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Interior Lot, Landscaped, Private, See Remarks, Trees Large Size, Trees Small Size
Windows	Double Pane Windows, Screens
Roof	Composition
Construction	HardiPlank Type, Stone
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Pillow
Middle	Burnet (Austin ISD)

High

Anderson