

\$2,249,000 - 1213 Havre Lafitte Drive, Austin

MLS® #7766744

\$2,249,000

4 Bedroom, 4.00 Bathroom, 3,649 sqft
Residential on 0.37 Acres

Treemont Ph B Sec 05, Austin, TX

Nestled in the highly sought-after Treemont neighborhood within the esteemed Eanes ISD, this enchanting traditional home offers immediate comfort and allure. Surrounded by a lush canopy of mature trees and bordered by the serene Eanes Creek, the residence exudes an inviting ambiance.

Upon entering, the expansive family room captivates with a striking wall of windows that seamlessly connect to the extensive deck spanning nearly the entire width of the home. Traditional moldings adorn nearly every room, enhancing the timeless charm. The main foyer leads to a formal dining space and the first guest room, complemented by a conveniently located full bath.

The primary suite, situated off the main living room, boasts its own wall of windows and private access to the rear deck. The primary bath showcases luxurious marble surfaces, ample built-ins, and two generously sized walk-in closets adorned with automatic lighting.

On the other side of the home, the spacious eat-in kitchen features built-in appliances and a sizable island, complemented by a roomy breakfast area and a convenient wet bar.

Ascending the stairs reveals two well-appointed bedrooms with spacious walk-in closets, connected by a tasteful Jack and Jill bath.

Towards the garage, a covered entry leads to the driveway, accompanied by an additional half bath for added convenience. The garage



itself includes an extended storage area within the main space, as well as an extra room leading to the rear deck, ideal for a small workshop. Conveniently located near exceptional dining, shopping, and entertainment options, this residence epitomizes the perfect blend of luxury and comfort.

Built in 1998

Essential Information

ListingFeed	abor_vow
MLS® #	7766744
List Price	\$2,249,000
Sale Price	\$1,885,000
Sale Date	February 6th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,649
Acres	0.37
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1213 Havre Lafitte Drive
Subdivision	Treemont Ph B Sec 05
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities Cable Connected, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Connected, Sewer Connected, Underground

	Utilities, Water Connected
Features	Playground, Park, Sidewalks
Parking	Attached, Garage
# of Garages	2
View	Creek/Stream
Waterfront	Seasonal, See Remarks

Interior

Interior	Carpet, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Cooktop, Down Draft, Dryer, Dishwasher, Microwave, Washer
Heating	Central
Cooling	Central Air, Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Rain Gutters, See Remarks
Lot Description	Sloped Down, Native Plants, Sprinklers Automatic, Trees Large Size
Windows	Double Pane Windows
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Cedar Creek (Eanes ISD)
Middle	Hill Country
High	Westlake