

# \$1,150,000 - 13203 Gunsmith Drive, Manchaca

MLS® #7807134

---

## \$1,150,000

4 Bedroom, 4.00 Bathroom, 3,038 sqft  
Residential on 2.84 Acres

Southwest Territory Sec 03, Manchaca, TX

Step into the serenity & ultimate privacy of this exquisite, custom home on 2.843+/- acres of gated property with a GUEST APARTMENT! Gorgeous live oaks & thoughtful native landscaping welcome you to this one of a kind estate just minutes from Austin. Enjoy morning coffee on the oversized covered front porch with lush, landscaped views! Main home - 2,328sf/floor plan & garage apartment 710sf also per floor plan. Inside the well-maintained main home you'll find an open, yet defined, floor plan that offers vaulted ceilings, low maintenance concrete floors + peaceful views out every window. Spacious living is open to the Kitchen + includes built-in bookshelves, gorgeous floor-to-ceiling limestone wall w/ ledges & free-standing wood burning stove! Large kitchen with a 6-burner Thor gas range replaced in 2022, beautiful custom cabinets w/ hidden appliance storage, breakfast bar + built-in breakfast nook. HUGE walk-in pantry! Many indoor/outdoor areas for entertaining - off the living is an open patio w/ rock detail that brings you to the fire pit area + enclosed sunroom w/ walls of windows just off the kitchen. Spacious main level laundry w/ built-in cabinets & utility sink! Main level bedroom w/ built-ins & full bath nearby. TONS of closet storage, HUGE storage under stairs, coat closet & linen closets. Upstairs: primary bedroom suite is tucked away w/ room for a sitting area + access to the 2nd floor balcony w/ gorgeous views! TWO walk-in closets w/ built-ins, laundry chute, walk-in shower &



storage vanity. One secondary bedroom upstairs (also shares access to balcony!). 2 car detached garage w/ a full 1 bed/1 bath apartment w/ full kitchen! Laundry hookups in oversized garage â€” amazing opportunity for extra income or private getaway for guests! Large storage shed, greenhouse w/ power AND fully fenced garden ready. TONS of upgrades: 1,000gal rain water collection system, gutters, metal roof on main + guest, recent exterior paint + more. Low tax rate + exemplary schools!

Built in 2003

### Essential Information

ListingFeed	abor_vow
MLS® #	7807134
List Price	\$1,150,000
Sale Price	\$1,143,000
Sale Date	June 25th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,038
Acres	2.84
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	13203 Gunsmith Drive
Subdivision	Southwest Territory Sec 03
City	Manchaca
County	Travis
State	TX
Zip Code	78652

### Amenities

Utilities	Electricity Connected, Propane, Phone Available, Sewer Not Available, Underground Utilities, Water Available, Water Connected
Features	None
Parking	Additional Parking, Door-Multi, Driveway, Detached, Garage, Gravel, Gated, Kitchen Level, Lighted, Oversized, Storage
# of Garages	2
Garages	Garage Door Opener
View	Garden, Neighborhood, Rural, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Concrete, Tile, Wood
Appliances	Dryer, Dishwasher, Exhaust Fan, Electric Water Heater, Free-Standing Gas Range, Free-Standing Refrigerator, Gas Oven, Gas Range, Water Purifier Owned, Plumbed For Ice Maker, Range Hood, Stainless Steel Appliance(s), Vented Exhaust Fan, Water Purifier, Washer
Heating	Central, Propane, Wood, Wood Stove
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, See Remarks, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Garden, Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Level, Native Plants, Private, Many Trees, Trees Large Size, Views, Xeriscape
Windows	Aluminum Frames, Blinds, Double Pane Windows, Drapes, Screens, Solar Screens
Roof	Metal
Construction	HardiPlank Type, Masonry, Stone
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Baranoff
Middle	Bailey
High	Bowie