

# \$2,040,000 - 2209 Trail Of Madrones, Austin

MLS® #7929842

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## \$2,040,000

4 Bedroom, 3.00 Bathroom, 2,551 sqft  
Residential on 0.55 Acres

Westlake Highlands, Austin, TX

Extensively updated white stone soft contemporary. Wood and tile floors throughout, beautiful primary bath with soaking tub and separate shower. Upstairs bath fit for 5-star hotel, 4th bed/gameroom is huge with wall of storage cabinets and access to big walk-in. Pella windows and doors, recent HVACs, metal roof. +-1800 sqft of covered lpe decking added with outdoor kitchen, large seating areas, dining, buffet, and canyon views. Below is flagstone patio with wood-fired pizza oven, fireplace, firepit and more entertaining space plus outdoor shower! Completely metal fenced (not on property line) for pets. Private canyonside .5 acre. Eanes schools.



Built in 1992

## Essential Information

ListingFeed	abor_vow
MLS® #	7929842
List Price	\$2,040,000
Sale Price	\$1,940,000
Sale Date	August 24th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,551
Acres	0.55

Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2209 Trail Of Madrones
Subdivision	Westlake Highlands
City	Austin
County	Travis
State	TX
Zip Code	78746

### **Amenities**

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, Water Connected, Natural Gas Not Available, Propane, Sewer Not Available
Features	None
Parking	Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Canyon
Waterfront	None

### **Interior**

Interior	Wood, Slate
Appliances	Cooktop, Dishwasher, Gas Cooktop, Disposal, Built-In Electric Oven, Free-Standing Refrigerator, Range Hood
Heating	Central, Electric, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Gas Starter
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Rain Gutters, Gas Grill, Outdoor Grill
Lot Description	Sprinklers In Ground, Trees Medium Size
Windows	Double Pane Windows, Insulated Windows, Screens

Roof	Metal
Construction	Stone
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake