

# \$1,150,000 - 9718 Grand Oak Drive, Austin

MLS® #7941271

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## \$1,150,000

4 Bedroom, 4.00 Bathroom, 2,611 sqft  
Residential on 0.93 Acres

Northwest Balcones Sec 02, Austin, TX

A truly rare opportunity to own this unique, custom-built home with unparalleled views across the Balcones Canyon Land Preserve. The current owners have had the property since 1996 and in recent years have updated and improved every feature of this exceptional home.

Having four bedrooms, with the option for a fifth, including two primary suites, three large living rooms and four full bathrooms, the interior is sure to suit all needs. What makes the property very special is the huge basement, split into a large workshop area and extensive storage space, which maintains a moderate temperature year round. Recent improvements are many - please see the attached list in Documents.

There are two decks at the back of the house overlooking the fabulous view across the hill country. The upstairs deck is screened to provide a comfortable space to share family meals or evening drinks with friends as the sun sets over the canyon.

The owners have carefully taken into account the cost of energy going forward, as well as their concerns about the climate. The inside of the metal roof has been effectively insulated with expanding foam insulation, cooling the house and protecting the HVAC equipment. Most recently, in 2022, the owners installed Tesla solar roof panels and two Power Walls (owned). Since then, electricity bills have been typically less than \$100 per month and on many days the home generates all of its



needed electricity. Please see the last twelve months power bills in Documents.

In addition to a generous 2-car garage, with yet more storage and a utility sink, the home has a 2-space carport at the bottom of the driveway. A rainwater harvesting system gathers water from the roof of the carport into two large barrels and this is used to water the terraced hillside immediately below the pool deck.

Built in 1992

### Essential Information

ListingFeed	abor_vow
MLS® #	7941271
List Price	\$1,150,000
Sale Price	\$1,090,000
Sale Date	June 21st, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,611
Acres	0.93
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	9718 Grand Oak Drive
Subdivision	Northwest Balcones Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78750

### Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Not Available, High Speed Internet Available, Phone Available,
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Sewer Connected, Water Connected

Features	Internet Access, Park, Suburban, Trails/Paths
Parking	Additional Parking, Detached Carport, Garage, Garage Faces Side, Workshop in Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills, Rural
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Bar Fridge, Built-In Refrigerator, Cooktop, Dryer, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Oven, Built-In Freezer, Disposal, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Cooler
Heating	Ceiling, Electric, ENERGY STAR Qualified Equipment, Forced Air, Fireplace(s), Heat Pump
Cooling	Central Air, Ceiling Fan(s), Electric, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Garden, Permeable Paving, Private Yard, Rain Gutters
Lot Description	Backs to Greenbelt/Park, Landscaped, Native Plants, Many Trees, Trees Large Size, Views
Windows	Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Low Emissivity Windows, Plantation Shutters, Screens, Shutters, Vinyl, Window Treatments
Roof	Metal
Construction	HardiPlank Type, Stone
Foundation	Slab

### **School Information**

District	Round Rock ISD
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Elementary  
Middle  
High

Laurel Mountain  
Canyon Vista  
Westwood