

\$1,375,000 - 4605 S Forest Drive, Austin

MLS® #7955233

\$1,375,000

5 Bedroom, 6.00 Bathroom, 2,860 sqft
Residential on 0.18 Acres

Park Forest, Austin, TX

Experience incredible savings with our exclusive offer! The seller is extending a 2-1 rate buydown with our preferred lender. This unique arrangement translates to a substantial cost savings estimated at \$24,462 for the discerning buyer. Take advantage of a lower interest rate for the initial years of your mortgage, making homeownership not just a dream but an economically savvy reality. This home is a masterpiece of modern living in the heart of Austin, the perfect place to make core memories and create a life you'll love.

The grandeur begins at the solid metal double front doors, leading you into a gorgeous floorplan spanning 2,860 sq ft. Experience the allure of high ceilings, pristine white walls, and white oak hardwood flooring. The living room, graced by a Venetian plaster wall and a gas fireplace, radiates warmth and luxury. Open the doors to the covered back patio, unveiling a secluded yard and a separate guest suite—a fusion of indoor and outdoor living.

Perfect for setting up an outdoor dining experience to enjoy BBQ or Tacos. The kitchen, great for entertaining guests, features a large center island, a breakfast bar, two-tone custom cabinetry, quartz countertops, a walk-in pantry, & Bosch stainless-steel appliances. The main floor features a roomy coat closet, a Harry Potter type storage area underneath the stairs, as well as a convenient mud area, a half bath, & a second guest suite. On the second floor, there is a large rooftop terrace perfect for sipping coffee or tea in the

4605 S FOREST
\$1,400,000 SALES PRICE

**SELLER INCENTIVE TEMPORARY 2-1
RATE BUYDOWN WITH PREFERRED LENDER**

INTEREST RATE		YEARLY SAVINGS	
YEAR 1	4.75%	\$15,995	YEAR 1
YEAR 2	5.75%	\$8,193	YEAR 2
YEAR 3+	6.75%	\$24,188	TOTAL

6.75% NOTE RATE - 7.119% APR
ASSUMES 25% DOWN

Rates Quoted on Conventional Jumbo 30 Year Fixed Loan Product,
Assumes: 760+ Mid Credit Score, Primary Residence, 25% Down Payment.

morning or unwinding after a day at work. The primary bedroom is private and luxurious with a tray ceiling, walk-in closet, & a spa-like en-suite bath with a quartz-topped double vanity & a frameless walk-in shower complete with a large tub, perfect for a relaxing bubble bath after a hard day's work! Situated in a prime location, this home offers easy access to Downtown, Barton Springs, Lady Bird Lake, Zilker Park, & more. Schedule a showing and come see your future home today!

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	7955233
List Price	\$1,375,000
Sale Price	\$1,300,000
Sale Date	April 30th, 2024
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	2,860
Acres	0.18
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	4605 S Forest Drive
Subdivision	Park Forest
City	Austin
County	Travis
State	TX
Zip Code	78745

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Free-Standing Gas Oven, Free-Standing Gas Range, Disposal, Microwave, Range Hood, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Private
Windows	Double Pane Windows, Low Emissivity Windows
Roof	Composition, Shingle
Construction	Masonry, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Joslin
Middle	Covington
High	Crockett