

# \$1,285,000 - 22605 Sweet Summer Drive, Leander

MLS® #7955774

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## \$1,285,000

5 Bedroom, 5.00 Bathroom, 4,069 sqft  
Residential on 1.12 Acres

Bluffs Sandy Creek Sec 02, Leander, TX

ACCEPTING BACK UP OFFERS. Welcome to 22605 Sweet Summer! Nestled within The Bluffs, an esteemed custom home community in Leander, this remarkable home offers five spacious bedrooms, or alternatively, four bedrooms plus a private office, along with five full baths. This beautiful like-new home is situated on an expansive 1.1-acre private lot. Automatic sprinklers on all four sides!

You'll find ample storage throughout the house, including extra-large walk-in closets. Designed with a focus on energy efficiency for optimal comfort while reducing long-term utility costs. This custom home was built by Giddens Homes in 2021 and boasts attractive upgrades, and a perfect floor plan. The thoughtfully designed 1.5-story layout creates a seamless living experience, with the convenience of a one-story home complemented by a game room and an additional bedroom and bathroom upstairs. Enjoy energy efficiency with upgraded insulation.

The kitchen is adorned with top-of-the-line upgrades, featuring a large island, floor-to-ceiling cabinets, quartz countertops, and a farmhouse sink. The spacious game room is perfect for hosting family gatherings and entertaining guests. Additional highlights include a three-car garage, a 4-foot wide iron



front door, and a warm and welcoming neighborhood.

This home is zoned for the highly regarded Leander ISD and the school bus picks up on Sweet Summer Drive. For commuters Leander train station is only six minutes away!

Built in 2021

### Essential Information

ListingFeed	abor_vow
MLS® #	7955774
List Price	\$1,285,000
Sale Price	\$1,273,000
Sale Date	August 3rd, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	4,069
Acres	1.12
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	22605 Sweet Summer Drive
Subdivision	Bluffs Sandy Creek Sec 02
City	Leander
County	Travis
State	TX
Zip Code	78641

### Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Sewer Connected, Water Connected, Cable Connected
Features	None
Parking	Attached, Driveway, Garage Faces Side

# of Garages	3
View	None
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Oven, Water Softener Owned, Double Oven, Gas Oven, Propane Cooktop, Water Softener
Heating	Central, Propane
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Propane
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, Barbecue, In-Wall Pest Control System, No Exterior Steps
Lot Description	Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Small Size, Private
Windows	Double Pane Windows, Screens, Plantation Shutters
Roof	Composition
Construction	Masonry, Stone, Stucco, Blown-In Insulation, Spray Foam Insulation
Foundation	Slab

### **School Information**

District	Leander ISD
Elementary	Bagdad
Middle	Danielson
High	Glenn