

# \$1,250,000 - 11510 Champion Drive, Austin

MLS® #8046004

---

## \$1,250,000

5 Bedroom, 3.00 Bathroom, 2,767 sqft  
Residential on 0.45 Acres

Balcones Village Sec 10, Austin, TX

This stately 2 story, brick home features 5 bedrooms & 3 full baths in +/-3313SF. The antebellum style architecture includes massive columns, a covered front porch & sweeping full length balcony.

The palatial two story foyer is impressive. With fresh neutral paint inside & out, & stained concrete floors, this property is move in ready & very low maintenance. The contemporary updates are what buyers want in this established neighborhood.

The home office is spacious & private, & adjoins the foyer. It features a large closet & an adjoining full bath that could easily be your fifth bedroom, or guest suite.

On the south side of the foyer, is a flex room that is currently a music/game room.

The all electric kitchen features white countertops, SS appliances & a beautiful subway tile backsplash. This eat-in kitchen includes banquet seating, that is a great spot to grab a quick bite for breakfast or finish homework.

The great room fills the back of the house & features an open floorplan, & a chiseled stone fireplace, that is flanked by quad bookcases. Display your favorite treasures, or keep your children's favorite bedtime stories handy. The projection screen TV makes every movie night a major event!

The formal dining room features a dazzling chandelier, custom crown molding & wall trim



that gives it library-like character.

The primary bedroom upstairs, is accessible from the Juliet balcony & the adjoining bath is well designed for efficient use, with a large walk in closet.

This backyard is an entertainers delight, with a spacious terrace, built in fireplace & BBQ, saltwater pool & spa & a colorful, mesmerizing waterfall. The hilltop terrace has a great view, a firepit & is an enjoyable quiet retreat.

Two special bonuses are the 200+ SF workshop, with HVAC, & a "mancave" to die for. The exemplary schools & Balcones Country Club, known as "the friendly place", round out the great amenities found in this Balcones Village neighborhood. You'll love living here!

Built in 1972

### **Essential Information**

ListingFeed	abor_vow
MLS® #	8046004
List Price	\$1,250,000
Sale Price	\$1,261,117
Sale Date	April 6th, 2022
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,767
Acres	0.45
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	11510 Champion Drive
Subdivision	Balcones Village Sec 10

City	Austin
County	Travis
State	TX
Zip Code	78750

### **Amenities**

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
Features	Clubhouse, Golf, Internet Access, Lake, Library, Playground, Park, Pool, Planned Social Activities, Putting Green, Restaurant, Storage Facilities, Shopping, Tennis Court(s), Trash Pickup Door to Door, Curbs
Parking	Attached, Door-Single, Driveway, Garage, Inside Entrance, Kitchen Level, Off Street, Garage Faces Side, Secured
# of Garages	2
View	Neighborhood, Pool
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Concrete
Appliances	Convection Oven, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Electric Oven, Electric Range, Electric Water Heater, Disposal, Microwave, Plumbed For Ice Maker, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Free Standing, Masonry, Outside, Raised Hearth, Stone, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters, Uncovered Courtyard, Fire Pit
Lot Description	Bluff, Back Yard, Corner Lot, Front Yard, Near Golf Course, Sprinklers In Rear, Sprinklers In Front, Landscaped, Moderate Trees, Native Plants, Private, Sprinkler - Rain Sensor, Sprinklers Automatic, Sloped Up, Trees

	Large Size, Waterfall
Windows	Blinds, Double Pane Windows, Screens
Roof	Composition
Construction	Brick Veneer, Masonry
Foundation	Slab

### **School Information**

District	Round Rock ISD
Elementary	Spicewood
Middle	Canyon Vista
High	Westwood