

# \$3,500,000 - 3402 Monte Vista Drive, Austin

MLS® #8169943

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## \$3,500,000

4 Bedroom, 5.00 Bathroom, 3,951 sqft  
Residential on 0.33 Acres

Balcones Park Sec 08, Austin, TX

Welcome to 3402 Monte Vista Drive - the prize of Austin's highly sought after Highland Park West/Balcones neighborhood. Peacefully placed on nearly 1/3 of an acre and masterfully updated to combine historic mid-century charm with all of the modern amenities and finishes today's most discerning home buyers demand.

The open concept main level features a world-class kitchen with marble countertops, Thermador appliances, farmhouse kitchen sink, secondary prep sink, coffee bar, walk-in pantry and extensive soft-close custom cabinetry. At the opposite end of the great room you'll find a full wet bar with wine and beverage refrigerator that only enhances the home's standing as a true entertainer's dream. Soaring windows and sliding doors, and the living room's perfectly pitched vaulted ceilings allow for amazing natural light.

The four bedroom, four and a half bath home includes three guest suites - two down and one up - that have their own ensuite baths and walk-in closets. On the second level you'll find a bonus den/study area and a truly stunning owner's suite retreat.

Step outside to enjoy an outdoor patio with Sonos sound, outdoor TV and plenty of space for al fresco entertaining. A sparkling 30 x 16 foot Cody pool makes this one of the best backyards in town. Pool features a modern



and clean design that includes a tanning shelf with water fountain, bench seating and automatic pool cover.

Designed as a truly "smart home" with a Savant Pro system that allows you to control A/V features from your phone or the central iPad home hubs.

Situated at one of the highest points in all of Austin - just 5 minutes from Mount Bonnell. Get downtown in 10 minutes or hop on MoPac for a 15 minute commute to the Domain. Zoned for Highland Park Elementary.

Built in 1961

### **Essential Information**

ListingFeed	abor_vow
MLS® #	8169943
List Price	\$3,500,000
Sale Price	\$3,100,000
Sale Date	February 2nd, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,951
Acres	0.33
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	3402 Monte Vista Drive
Subdivision	Balcones Park Sec 08
City	Austin
County	Travis
State	TX

Zip Code 78731

### **Amenities**

Utilities Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected

Features See Remarks, Curbs

Parking Garage, Garage Faces Side

# of Garages 2

Garages Garage Door Opener

View Neighborhood, Pool

Waterfront None

### **Interior**

Interior Tile, Wood

Appliances Built-In Refrigerator, Double Oven, Dishwasher, Exhaust Fan, Disposal, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Microwave, See Remarks, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator

Heating Central

Cooling Central Air, Ceiling Fan(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Balcony, Exterior Steps, Lighting, Private Yard, Rain Gutters, See Remarks

Lot Description Back Yard, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Native Plants, Sprinklers Automatic, Trees Medium Size

Windows Blinds, See Remarks, Window Coverings, Window Treatments

Roof Composition

Construction Brick Veneer, Frame, Masonry

Foundation Slab

### **School Information**

District Austin ISD

Elementary

Middle

High

Highland Park

Lamar (Austin ISD)

McCallum