

# \$1,200,000 - 2600 Shire Ridge Drive, Austin

MLS® #8173499

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## \$1,200,000

6 Bedroom, 4.00 Bathroom, 3,700 sqft  
Residential on 0.27 Acres

Steiner Ranch Ph 01 Sec 06D, Austin, TX

Gorgeous 6 bedroom, 4 full bath home in Steiner Ranch within walking distance to Laura Welch Bush Elementary and Canyon Ridge Middle Schools. Spectacular back yard with a pool, spa, sport court, outdoor kitchen, and covered patio. The kitchen has granite counters, 42" cabinets, a breakfast bar, walk-in pantry, recessed lights, a pull-out faucet, & crown molding. The stainless steel appliances include a built-in oven, microwave, dishwasher, five-burner gas cooktop, & exhaust vent. The family room has a gas log fireplace with tile surround & wood mantel, built-in speakers, a mosaic glass ceiling light, & crown molding. The two-story dining room makes a great impression. The office has French doors and is wired for sound. The master bedroom has hardwood flooring, a walk-in closet, crown molding, & a ceiling fan with light fixture. The master bath includes a vanity with two sinks & granite counters, a whirlpool tub with tile surround, separate shower with tile surround, tile flooring, a linen closet, & water closet. Bedroom 2 is on the main level and has a walk-in closet and an adjacent full bath. Bedrooms 3 & 4 each have a walk-in closet and share a bath that has two sinks, tile flooring, & a separate wet area with a standard shower / tub combo. Bedroom 5 has a ceiling fan with light fixture, standard closet, interlocking rubber mat flooring, & a wall-mounted A/C unit making it a great exercise room. The sixth bedroom has a standard closet and ceiling light. Bath 4 has a



vanity sink, tile flooring, & a standard shower / tub combo. The upstairs game room has built-in speakers and overlooks the back yard. Many windows throughout the home have plantation shutters. The laundry room has a deep basin sink, cabinets, a shelf, & hanging bar. Towne Square Community Center is a close by and features tennis courts, basketball court, sports fields, playground, dog park, and more.

Built in 2004

### Essential Information

ListingFeed	abor_vow
MLS® #	8173499
List Price	\$1,200,000
Sale Price	\$1,198,500
Sale Date	August 2nd, 2023
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,700
Acres	0.27
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2600 Shire Ridge Drive
Subdivision	Steiner Ranch Ph 01 Sec 06D
City	Austin
County	Travis
State	TX
Zip Code	78732

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Features	Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Golf, Playground, Park, Pool, Sport Court(s), Tennis Court(s), Trails/Paths, Lake
Parking	Attached, Door-Single, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Built-In Oven, Gas Cooktop
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Rain Gutters, Gas Grill, Sport Court
Lot Description	Back Yard, Interior Lot, Moderate Trees, Sprinklers Automatic, Trees Medium Size
Windows	Double Pane Windows, Window Treatments, Plantation Shutters
Roof	Composition, Shingle
Construction	Brick, Masonry
Foundation	Slab

### **School Information**

District	Leander ISD
Elementary	Laura Welch Bush
Middle	Canyon Ridge
High	Vandegrift