

# \$1,195,000 - 1206 Mayan Way, Austin

MLS® #8252927

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## \$1,195,000

4 Bedroom, 3.00 Bathroom, 3,007 sqft  
Residential on 0.37 Acres

Austin Lake Hills Sec 02, Austin, TX

Nestled on a large wooded lot in a quiet neighborhood, this home is ready for your family. Home offers an incredible amount of outdoor living space including a separate GUEST/PLAY/OFFICE HOUSE. Enjoy multi-level decks with amazing views! Recently updated with new quartz kitchen counters, glass tile backsplash and new kitchen sink and faucet. The interior and exterior of the home have been recently painted. The primary bathroom was renovated to include new tile and a larger shower with frameless glass. The secondary bedrooms offer plenty of space for the kids, as well as a large entertainment area that includes built ins.

The backyard is big and flat enough for a pool to be added. This home is located in highly desired Eanes ISD. HOA is optional, but voluntary membership includes easy access to Lake Austin.

Built in 1994

## Essential Information

ListingFeed	abor_vow
MLS® #	8252927
List Price	\$1,195,000
Sale Price	\$1,065,000
Sale Date	July 7th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	3,007
Acres	0.37
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1206 Mayan Way
Subdivision	Austin Lake Hills Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78733

### **Amenities**

Utilities	Above Ground Utilities, Propane
Features	Curbs, See Remarks
Parking	Attached, Garage, Door-Single, Garage Faces Front
# of Garages	2
View	City, Hills, Panoramic, Trees/Woods
Waterfront	See Remarks

### **Interior**

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

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Private Yard, See Remarks
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Lot Description	Back Yard, Cleared, Level, Trees Large Size, Trees Medium Size
Windows	Insulated Windows
Roof	Composition
Construction	Brick Veneer, Wood Siding
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake