

\$1,130,000 - 8717 Ambrosia Drive, Austin

MLS® #8273845

\$1,130,000

5 Bedroom, 4.00 Bathroom, 3,814 sqft
Residential on 0.24 Acres

Rocky Creek Ranch Sec 2, Austin, TX

Offer Received* This home has it all! 1/4 acre 5 Bedrooms, Media Room, Game Room, Study, Screened in porch, Large backyard and its on a cul-de-sac street. Multiple builtin stations for work, homework etc. Gorgeous 20ft cathedral style ceiling gives the living room an incredible sense of space and warmth. The fabulous, custom chef's kitchen blends style with functionality, perfect for everyday cooking or an elaborate spread during large gatherings. Brand new, designer lighting illuminates both the kitchen and the living space. The detailing in the kitchen makes a statement with granite countertops, knotty alder cabinets with new hardware, tile backsplash, and stainless appliances. On the main floor, you will find a private owner's retreat that will easily accommodate a suite of king sized furniture and showcases a lush expanse of trees from the wall of windows. The ensuite bath invites you to indulge in relaxation with a large dual vanity, a tranquil soaking tub, large closet & a walk-in shower. 1 additional bedroom can also be found on the main floor, giving guests or in-laws a private place to sleep. Imaginations will flourish on the 2nd floor that includes a game room, media room, built-in dry bar, and 3 guest bedrooms. Enjoy a lovely morning or evening from the comfort of a screened-in back porch. The expansive back patio includes a built-in grilling area, perfect for get-togethers. The yard enjoys mature trees that provide shade on summer days and will accommodate a pool,



garden, or a play area. A strong sense of community is at the heart of this peaceful neighborhood. Enjoy miles of trails for hiking/biking, acclaimed LTISD, and within mins of the Hill Country Galleria, HEB, Whole Foods, Target, and more. This fabulous home will take your lifestyle to new heights. See it today!

Built in 2014

Essential Information

ListingFeed	abor_vow
MLS® #	8273845
List Price	\$1,130,000
Sale Price	\$1,130,000
Sale Date	May 26th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,814
Acres	0.24
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	8717 Ambrosia Drive
Subdivision	Rocky Creek Ranch Sec 2
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Cable Available, Electricity Available, Propane, Sewer Available, Underground Utilities, Water Available
Features	Common Grounds/Area, Community Mailbox, Curbs, Playground, Park,

	Pool, Trails/Paths
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Level, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground, Views
Windows	Blinds, Screens
Roof	Composition
Construction	Brick, Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis