

\$1,595,000 - 12825 Cricoli Drive, Austin

MLS® #8300556

\$1,595,000

5 Bedroom, 5.00 Bathroom, 4,347 sqft
Residential on 0.22 Acres

Avana Ph 1 Sec 2, Austin, TX

Best of both worlds: Relaxing sanctuary & serene environmentâ€™as well as an entertainerâ€™s delight. Step into nearly a quarter-acre of your own personal retreat, situated on an expansive greenbelt lot. Spacious backyard accented by massive oak trees & gardens, w/ views of a wooded greenbelt. Lounge on the covered porch or xeriscaped patio, connected to a luxurious heated pool & spa. A prestigious spiral staircase & grand foyer w/ chandelier introduce over 4300 sq ft of a well-designed, open layout floor planâ€™the Pinehurst. The 5 bed, 4.5 bath home combines sophistication & functionality, with an in-law suite, study, multiple living & dining areas, game room, & home theater room. Formal dining flows into stunning living room, enhanced by soaring coffered ceiling & fireplace. Dramatic floor-to-ceiling windows in the living room showcase views of the outdoor oasis. Open kitchen boasts a chefâ€™s island w/ breakfast bar, granite counters, dry bar, 2 walk-in pantries, & SS appliances. Listen to flowing pool waterfalls in the breakfast room, naturally lit by oversized windows & vaulted ceiling. Sliding glass doors lead out to covered, lodge-style outdoor living, complete w/ SS built-in grill. Primary bed features a bay window capturing relaxing views of the pool. Spa-like primary bath provides soaking tub, walk-in frameless shower, impressive dual vanities, built-in cabinets, & 2 walk-in closets. Host the perfect party or enjoy family time



upstairs in the sizable game room w/ wet bar, & Home Theater room. Well-appointed finishes: Plantation shutters, hand-scraped wood floors, built-ins, walk-in closets, Hollywood bath upstairs, tall doors/baseboards, granite counters. Tandem 3-car garage w/ side extension. One of the few properties in the community that includes a 100-foot easement extension to the back yard. Permaculture experts installed EASY TO MAINTAIN, thriving food forest. Located in vibrant, highly sought after community of Avana/Circle C Ranch w/ amenities galore.

Built in 2014

Essential Information

ListingFeed	abor_vow
MLS® #	8300556
List Price	\$1,595,000
Sale Price	\$1,600,000
Sale Date	July 29th, 2022
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,347
Acres	0.22
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	12825 Cricoli Drive
Subdivision	Avana Ph 1 Sec 2
City	Austin
County	Travis
State	TX

Zip Code 78739

Amenities

Utilities Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Underground Utilities

Features Barbecue, Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Golf, Internet Access, Playground, Park, Pool, Sport Court(s), Street Lights, Sidewalks, Trails/Paths, Curbs

Parking Attached, Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, Inside Entrance, Lighted, Oversized, Paved, Storage, Tandem

of Garages 3

View Park/Greenbelt, Garden, Pool, Trees/Woods

Waterfront None

Has Pool Yes

Interior

Interior Carpet, Tile, Wood

Appliances Built-In Electric Oven, Convection Oven, Cooktop, Dishwasher, Free-Standing Refrigerator, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan

Heating Central, Fireplace(s), Natural Gas

Cooling Central Air, Ceiling Fan(s), Electric, Multi Units

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Gas Starter, Living Room, Wood Burning

of Stories 2

Stories Two

Exterior

Exterior Features Garden, Gas Grill, Lighting, No Exterior Steps, Outdoor Grill, Private Yard, Rain Gutters

Lot Description Back Yard, Drip Irrigation/Bubblers, Front Yard, Garden, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Moderate Trees, Native Plants, Private, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Large Size, Trees Medium Size, Trees Small Size, Xeriscape

Windows Bay Window(s), Double Pane Windows, Drapes, Plantation Shutters, Screens, Vinyl, Window Treatments

Roof Composition, Shingle

Construction	Frame, Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Bear Creek
Middle	Gorzycki
High	Bowie