

\$1,398,000 - 10403 Lavon Bend, Austin

MLS® #8348326

\$1,398,000

5 Bedroom, 6.00 Bathroom, 5,043 sqft
Residential on 0.23 Acres

Heritage Oaks At Pearson, Austin, TX

Multiple offers received, deadline 2pm on Monday 2/26/2024 Positioned in the highly coveted neighborhood of Pearson Ranch within Avery Ranch, on a premium lot that backs to quint green space and has no neighbors on 3 sides, this 2-story home has been lovingly updated throughout. The generously sized backyard is a rare find, offering plenty of room for a pool, outdoor kitchen and more. Inside, a spacious floor plan unfolds, boasting 5 bedrooms (Primary bedroom suite on first floor along with a guest suite), 4 full bathrooms and 2 half bathrooms. Enjoy new light fixtures, plantation shutters, luxury white oak flooring throughout, all of which elevate the ambiance. Neutral painted walls create a canvas that seamlessly ties the entire home together. The inviting living space is bathed in soft natural light pouring through a wall of windows, creating an atmosphere of warmth and comfort. The kitchen is set up in perfection, modern white cabinetry, granite countertops, abundant storage space. Stainless appliances, including a gas cooktop and built-in oven, make cooking a delight. Directly connected with the dining room enhances the convenience of entertaining guests. Venturing upstairs, a spacious game room with large covered patio awaits with treetop views, along with a spacious movie room providing an ideal space for relaxation or entertainment. The primary suite is a true retreat, featuring an ensuite bath with a granite-topped dual vanity, soaking tub, and a



separate shower. Three spacious guest bedrooms and two full guest baths accommodate family and friends with style. The large and private backyard is a sanctuary, boasting mature trees and an extended back patio – an entertainer's dream. Walking distance to Elsa England Elementary School and Pearson Ranch Middle school and just blocks away from multiple pools, trails, parks, and more, this home is embraced by a friendly community that welcomes you home.

Built in 2019

Essential Information

ListingFeed	abor_vow
MLS® #	8348326
List Price	\$1,398,000
Sale Price	\$1,460,000
Sale Date	March 28th, 2024
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,043
Acres	0.23
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	10403 Lavon Bend
Subdivision	Heritage Oaks At Pearson
City	Austin
County	Williamson
State	TX
Zip Code	78717

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Water Connected, Underground Utilities
Features	Clubhouse, Community Mailbox, Dog Park, Playground, Park, Pool, Sport Court(s), Street Lights, Tennis Court(s), Trails/Paths
Parking	Driveway, Garage Faces Front, Garage
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Cooktop, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Range Hood
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Backs to Greenbelt/Park, Level, Sprinklers Automatic, Sprinklers In Ground, Views
Windows	Double Pane Windows, Insulated Windows, Shutters
Roof	Composition, Shingle
Construction	Brick, Stone
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Elsa England
Middle	Pearson Ranch
High	McNeil