

\$1,265,000 - 9913 Brightling Lane, Austin

MLS® #8441747

\$1,265,000

5 Bedroom, 4.00 Bathroom, 3,498 sqft
Residential on 0.34 Acres

Spicewood At Bullcreek Sec 3 P, Austin, TX

****NEW ROOF 7/18/23**** Welcome to this exquisite property with 1/3 of an acre lot, award winning schools, located in highly desirable Spicewood at Bullcreek subdivision w/ No HOA! Featuring many new updates. Freshly painted top to bottom (move-in ready), new updated faux wood tile throughout the main floor, looking fresh, light & airy with easy clean up. New HVAC units Oct 2022, new gutters 2023, & water heaters replaced in 2020. This property is a perfect blend of comfort, & functionality, creating an ideal living space for entertaining & your day-to-day life with everything you need. The foyer leads to the heart of the house, but don't skip the dedicated office space with French doors to your left, & your dining room to the right. Your open-concept layout connecting living room, & kitchen, ready for the chef who loves the extra space to meal prep & cook. The primary suite & add'l guest bedrm, full bath are on the main floor, + 3 add'l bdrms & 2 full baths upstairs w/ an open versatile loft space for guests to get away. Perhaps you want to enclose the loft & create a media room, the space is there. The primary suite has the perfect layout, w/ a deep walk-in closet, & en-suite bathroom complete with dual vanities, jetted soaking tub, & separate shower. Plus the add'l Sunroom that can be used as a game rm, sitting rm, gym, meditation/yoga or the perfect set up for that cold plunge you've been dreaming of will fit just outside the primary suite door. The 5



bdrms are generously sized, providing plenty of room for relaxation & privacy, everyone has their own space for downtime. The three-car garage has extra storage and able to fit that XL SUV. A key highlight is the spacious backyard for a pool, or sport court, the possibilities are endless. Whether you're hosting a summer barbecue, playing outdoor games, or simply enjoying a quiet evening under the stars, this vast outdoor space is waiting to fulfill your dreams. Don't miss the opportunity to make this property yours.

Built in 2002

Essential Information

ListingFeed	abor_vow
MLS® #	8441747
List Price	\$1,265,000
Sale Price	\$1,265,000
Sale Date	August 10th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,498
Acres	0.34
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9913 Brightling Lane
Subdivision	Spicewood At Bullcreek Sec 3 P
City	Austin
County	Travis
State	TX
Zip Code	78750

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Other, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Features	Community Mailbox, Golf, Playground, Sport Court(s), See Remarks, Sidewalks, Tennis Court(s), Trails/Paths, Curbs
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Inside Entrance, Oversized
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, See Remarks, Stone, Tile
Appliances	Built-In Electric Oven, Built-In Range, Built-In Gas Range, Built-In Oven, Cooktop, Double Oven, Dishwasher, Exhaust Fan, Electric Oven, Gas Cooktop, Disposal, Gas Range, Gas Water Heater, Microwave, Oven, Range Hood, Self Cleaning Oven, See Remarks, Vented Exhaust Fan
Heating	Central, Fireplace(s), Natural Gas, See Remarks
Cooling	Central Air, Ceiling Fan(s), Multi Units, See Remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Glass Doors, Gas Log, See Remarks, Masonry, Stone
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters, See Remarks
Lot Description	Back Yard, Front Yard, Near Golf Course, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Native Plants, Sprinkler - Rain Sensor, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Sloped Up, Few Trees, Trees Medium Size
Windows	Aluminum Frames, Blinds, Plantation Shutters, Screens, See Remarks, Shutters
Roof	Metal, Shingle, See Remarks
Construction	Brick Veneer, HardiPlank Type, Masonry, Concrete, Stone, Stone Veneer
Foundation	Slab

School Information

District	Round Rock ISD
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Elementary

Middle

High

Spicewood

Canyon Vista

Westwood