

# \$1,235,000 - 3601 Ebony Hollow Pass, Austin

MLS® #8508336

---

## \$1,235,000

5 Bedroom, 5.00 Bathroom, 4,031 sqft  
Residential on 1.00 Acres

Shady Hollow Estates Sec 01, Austin, TX

3601 Ebony Hollow Pass, ATX is situated on a one-acre lot in the coveted neighborhood of Shady Hollow Estates. The house itself boasts a flexible floor plan spanning over 4,031 square feet. As you enter, you'll be greeted by cathedral ceilings and an abundance of natural light flowing through numerous windows and freshly painted white walls. The layout features two oversized dining rooms, three living rooms, a dedicated downstairs study, and an upstairs flex-room. The flex-room can be adapted to suit various needs, such as a second study, exercise room, nursery, hobby room, or even converted into an upstairs laundry room. The well-designed kitchen offers a delightful space surrounded by ample countertops, perfect for culinary endeavors. The kitchen provides several views as you work your way around, whether it's overlooking the pool from the sink, family and friends from the stove top, or the dining table from the opposite bar top. Upstairs, you'll find an enormous primary bedroom suite featuring French double doors, a sitting area, and backyard views. The primary bathroom has recently been remodeled and with custom-built solid wood cabinetry, marble tile and floors, quartz countertops, designer's lighting; it also includes two walk-in closets! For added convenience, there is a full bathroom located in the outdoor pool storage-building. This building is also pre-plumbed for an outdoor kitchen sink and offers the opportunity to create either an outdoor kitchen or even a full



guest home within the 12X26 foot structure. Shady Hollow Estates is situated in the heart of South Austin, with a 20 minute commute to the Austin Airport and 15 minute commute to Downtown Austin; it is zoned to the highly sought-after Baranoff Elementary, Bailey Middle, and Bowie High School. This property is a one-owner home that has been well-maintained and is ready to create new memories. The home and pool have been pre-inspected.

Built in 1993

### Essential Information

ListingFeed	abor_vow
MLS® #	8508336
List Price	\$1,235,000
Sale Price	\$1,200,000
Sale Date	July 24th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,031
Acres	1.00
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	3601 Ebony Hollow Pass
Subdivision	Shady Hollow Estates Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78739

### Amenities

Utilities	Electricity Connected, Natural Gas Available, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	Curbs, Sidewalks
Parking	Driveway, Garage Faces Side
# of Garages	3
View	Trees/Woods, Garden, Pool
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Cooktop, Dishwasher, Microwave, Oven, Range Hood, See Remarks
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, See Remarks
Lot Description	Corner Lot, Front Yard, Landscaped, Level, Many Trees, Sprinklers In Ground, Trees Large Size
Windows	Blinds, Double Pane Windows, Window Treatments, Plantation Shutters
Roof	Composition
Construction	Brick
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Baranoff
Middle	Bailey
High	Bowie