

# \$1,350,000 - 6505 Ladera Norte, Austin

MLS® #8544195

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## \$1,350,000

4 Bedroom, 3.00 Bathroom, 2,448 sqft  
Residential on 0.36 Acres

Cat Mountain North Sec 1-A, Austin, TX

Beautiful home in North Cat Mountain situated on a rare oasis lot with beautiful large oaks, overlooking wet weather Cat Creek and with direct access to the North Cat Creek Greenbelt. Enjoy the serenity off your back deck watching the birds, deer, and foxes throughout the year. NO homes behind you, just nature! Large deck is the high point for entertaining or just relaxing. 4 BR + study (or 5th bedroom), 2.5 baths and dual dining and living areas gives your family plenty of space to work from home, as well as entertain. This home has lots of natural light, connecting the indoors and outdoors seamlessly. Large primary suite with walk in closets and a serene en suite bath. Feeding to Doss/Murchison/Anderson schools, with fantastic access to downtown Austin, North Austin, and West Austin. Home boasts great curb appeal, oversized garage, new flooring, stainless appliances, updates to electrical, and landscape/tree lighting. An amazing opportunity to own a peaceful retreat while being only minutes from the heart of Austin.



Built in 1983

## Essential Information

ListingFeed	abor_vow
MLS® #	8544195
List Price	\$1,350,000
Sale Price	\$1,342,500

Sale Date	June 8th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,448
Acres	0.36
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	6505 Ladera Norte
Subdivision	Cat Mountain North Sec 1-A
City	Austin
County	Travis
State	TX
Zip Code	78731

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
Features	Curbs
Parking	Door-Multi, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Canyon, Park/Greenbelt, Creek/Stream, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Vinyl
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Disposal, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Masonry

# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Private Yard
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Large Size, Trees Medium Size, Views
Windows	Aluminum Frames
Roof	Composition, Shingle
Construction	Cement Siding, Stone
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson