

# **\$1,095,000 - 13609 Copperleaf Trail, Manchaca**

MLS® #8556450

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**\$1,095,000**

4 Bedroom, 3.00 Bathroom, 3,287 sqft  
Residential on 1.00 Acres

Copper Hills, Manchaca, TX

LOW TAX RATE! NO HOA! Luxury home nestled among an Oasis of huge oak trees & a spectacular pool on a 1-acre, beautifully landscaped lot. Enjoy sunsets from the large, covered front porch. Exterior of dry-stacked native Texas limestone & a standing-seam metal roof, over-sized driveway & 3-car garage with an abundance of storage space. Custom wood & leaded glass door, side-lites and transom welcome you into this stunning foyer & dining area. Built-in cabinetry, wine rack & buffet, crown molding, tray ceilings, chandelier & recessed lighting are just some of the custom features in this home. The study has a massive built-in display case & cabinetry. The living area boasts a wood burning fireplace, a wall of windows & is open to the kitchen & dining area. Primary bedroom & 2 generous-sized bedrooms are down; Upstairs, a huge bonus living area with access to deck is perfect for a gym, playroom, pool table, media, etc. There are multiple storage closets built into the upstairs area & some unfinished attic space that could still be built-out for additional living space! A large bedroom with en-suite bath overlooks the pool. Re-circulating pumps are installed both up & downstairs for instant hot water. Ceiling fans & designer lighting thru-out. The backyard is completely irrigated, landscaped & has a side yard surrounded with wrought iron fence & a storage unit. It's perfect for a playscape or for pets! The backyard is an entertainer's dream with a Huge pool surrounded by cool-deck &



an over-sized covered patio. Although you will feel like you are living "in the country", access to major highways, 45 toll road & Mopac are conveniently located just minutes away.

Built in 2000

### Essential Information

ListingFeed	abor_vow
MLS® #	8556450
List Price	\$1,095,000
Sale Price	\$951,000
Sale Date	April 11th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,287
Acres	1.00
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	13609 Copperleaf Trail
Subdivision	Copper Hills
City	Manchaca
County	Hays
State	TX
Zip Code	78652

### Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	None
Parking	Attached, Concrete, Door-Multi, Driveway, Garage, Oversized, Garage Faces Side, Tandem
# of Garages	3
Garages	Garage Door Opener
View	Neighborhood, Pasture, Trees/Woods

Waterfront None  
Has Pool Yes

### **Interior**

Interior Carpet, Laminate, Tile  
Appliances Built-In Electric Oven, Dishwasher, Electric Cooktop, Disposal, Microwave, Water Softener Owned, Self Cleaning Oven  
Heating Electric, Fireplace(s), Zoned  
Cooling Central Air, Ceiling Fan(s), Electric, Zoned  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Wood Burning  
# of Stories 2  
Stories Two

### **Exterior**

Exterior Features Balcony, Lighting, Private Yard, Rain Gutters, See Remarks, Dog Run  
Lot Description Back Yard, Cleared, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Native Plants, Many Trees, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Views  
Windows Blinds, Bay Window(s), Double Pane Windows, Insulated Windows, Vinyl, Window Treatments, Drapes  
Roof Metal  
Construction HardiPlank Type, Masonry, Stone  
Foundation Slab

### **School Information**

District Hays ISD  
Elementary Carpenter Hill  
Middle Eric Dahlstrom  
High Johnson High School