

\$2,150,000 - 6225 Bernia Drive, Austin

MLS® #8607162

\$2,150,000

5 Bedroom, 6.00 Bathroom, 4,400 sqft
Residential on 0.50 Acres

Avana Estates, Austin, TX

This amazing CalAtlantic, 2-story, 5-bedroom, 5.5 baths "Monterey" floorplan is one of the most opulent homes in all of Circle C Ranch, providing the homeowner with approximately 4400 square feet of perfectly designed space and is loaded with hi-end finish-outs and professional-grade systems. A sea of 8" white oak wood flooring greets you at the entrance and takes you throughout the downstairs. 20+ foot ceilings in the family room delineated with large, espresso-stained, rough-hewn beams set the tone for this amazingly crafted home set on +/-1 acre of hill country grandeur. Once in the family room, your eyes will immediately turn to the absolutely stunning kitchen that is highly upgraded with Kitchenaid professional grade appliances, espresso cabinetry, quartz countertops, a large chef's island, 3 convection ovens and professional vent. Its commanding presence will be the center-point of family gatherings for years to come. This entire space is filled with ambient light spilling through the wall of e-glass windows with unencumbered views to the 1200-acre greenbelt/conservation easement behind the home. You have 20-mile views of rolling hill country views. Downstairs, you'll find the master suite and an additional large bedroom with en-suite full bath. All of the bedrooms have their own en-suite bathrooms in this home. Upstairs, you have 3 large bedrooms, 3 full baths, a game room and an amazing home theatre with 100+ inch screen and audio/video systems. The outdoor patio is just waiting for a



spring party with the built-in gas range! There is plenty of room for a pool or tennis courts if desired. The 4-car garage with automobile-court is perfect for your exotic car, family autos and perhaps storage. There is an easement to the side of the home that allows residents to enjoy Bear Creek, which is a wonderful hill-country fresh-water stream at the bottom of the property, accessible by only those in this exclusive 20-home, gated community.

Built in 2017

Essential Information

ListingFeed	abor_vow
MLS® #	8607162
List Price	\$2,150,000
Sale Price	\$2,000,000
Sale Date	August 22nd, 2023
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,400
Acres	0.50
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	6225 Bernia Drive
Subdivision	Avana Estates
City	Austin
County	Hays
State	TX
Zip Code	78739

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available
Features	Common Grounds/Area, Golf, Gated, Park, Pool, Trails/Paths
Parking	Attached, Door-Multi, Drive Through, Driveway, Electric Gate, Garage Faces Front, Garage, Kitchen Level, Parking Pad, Private, Garage Faces Rear
# of Garages	4
Garages	Garage Door Opener
View	City, Park/Greenbelt, Hills, Panoramic, Rural, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, Free-Standing Range, Disposal, Tankless Water Heater
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Backs to Greenbelt/Park, Near Golf Course, Gentle Sloping, Landscaped, Moderate Trees, Rolling Slope, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Views, Xeriscape
Windows	Double Pane Windows, Low Emissivity Windows, Plantation Shutters, Window Coverings, Window Treatments
Roof	Composition
Construction	Stone Veneer, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Bear Creek
Middle	Gorzycki
High	Bowie