

\$1,800,000 - 2732 Trail Of Madrones, Austin

MLS® #8608249

\$1,800,000

3 Bedroom, 2.00 Bathroom, 2,296 sqft
Residential on 0.73 Acres

Canyon View West, Austin, TX

Situated on a large .73 acre lot, this West Lake Hills home has an absolute oasis for a backyard. The forest-like retreat, with towering trees and not a neighbor in sight, is secluded and private. Built in 1972 by the current owners, this 3 bed, 2 bath, 2296 sf home has been meticulously cared for over the past 50 years. Don't miss the exquisite hand painted tiles in the kitchen and baths, the many built-in bookshelves, and the thoughtful outdoor entertainment spaces. The excellent bones, coupled with an attractive open floor plan that maximizes natural light, make it the ideal candidate for a smart remodel. Low 1.68 tax rate. Located in nationally acclaimed Eanes ISD and a convenient seven miles to downtown Austin. This one is a must see!



Built in 1972

Essential Information

ListingFeed	abor_vow
MLS® #	8608249
List Price	\$1,800,000
Sale Price	\$1,627,500
Sale Date	July 7th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,296
Acres	0.73

Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2732 Trail Of Madrones
Subdivision	Canyon View West
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Phone Connected, Sewer Not Available, Water Connected
Features	None
Parking	Attached Carport, Covered, Carport, Driveway, Private
View	Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Dryer, Dishwasher, Electric Cooktop, Electric Water Heater, Free-Standing Range, Disposal, Refrigerator, Range Hood, Stainless Steel Appliance(s), Washer
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Masonry, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Garden, Lighting, Private Yard, Rain Gutters, Uncovered Courtyard, Arbor
Lot Description	Sprinklers In Rear, Sprinklers In Front, Level, Private, Many Trees, Sprinklers Automatic, Trees Large Size

Windows	Double Pane Windows, Plantation Shutters, Screens, Skylight(s), Shutters
Roof	Metal
Construction	Stone Veneer, Wood Siding
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake