

\$1,300,000 - 10109 Valderrama Drive, Austin

MLS® #8625279

\$1,300,000

5 Bedroom, 4.00 Bathroom, 3,358 sqft
Residential on 0.45 Acres

Avery South Sec 01 Ph 01, Austin, TX

Nestled among the trees on a half-acre private cul-de-sac lot, lies the gem of Avery Ranch, offered for the first time ever. Fully remodeled with modern craftsman architecture and timeless style, it is a magazine cover come to life. Meant for entertaining, this home showcases dramatic entryways, sweeping two-story ceilings, and giant picture windows overlooking a private oasis. Your inner-chef will delight in an open concept kitchen, with KitchenAid appliances, modern black granite, and enormous pecan cabinetry. Or take the cooking outside to your outdoor kitchen with built-in grill, sink, and beverage fridge. While outside, take a dip in the fully heated pool and spa, relax by the natural-gas fire pit with seating for 7, or venture off into more intimate spaces around the resort. At the end of the day, snuggle up by the floor-to-ceiling fireplace overlooking custom built-ins with dry-bar and wine fridge. Watch a movie in the acoustically-tuned media room with nine-channel HD system and ten-foot screen. Or retire to the owner's suite with giant picture windows and spa-like bathroom featuring a massive two-person shower, dual height vanities, custom concrete countertops and bespoke vintage lighting. With accommodation for even the largest of families, this home features five bedrooms with four full baths, living, dining, media, and a dedicated home office. A tech-lover's dream, with EV charge port, Sonos whole-home audio, and integrated wall tablets that control everything



from temperature, to music, to lighting. Drive away, and the house automatically locks the door, turns off the water and lights, and adjusts the ACs. Turn on the spa from your phone and it will be hot when you arrive. Want more individual control? Just tell Alexa to do itâ€”like â€œAlexa, bedtimeâ€”, and the house puts itself to sleep, locks up, closes any garages left open, and enables the security system, while nine cloud-based cameras quietly keep watch. This home is truly a one-of-a-kind dream.

Built in 2002

Essential Information

ListingFeed	abor_vow
MLS® #	8625279
List Price	\$1,300,000
Sale Price	\$1,300,000
Sale Date	June 14th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,358
Acres	0.45
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	10109 Valderrama Drive
Subdivision	Avery South Sec 01 Ph 01
City	Austin
County	Williamson
State	TX
Zip Code	78717

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Common Grounds/Area, Playground, Park, Pool, Sport Court(s), Tennis Court(s), Trails/Paths, Curbs
Parking	Attached, Concrete, Driveway, Garage Faces Front, Garage, Kitchen Level, Paved, Workshop in Garage, Electric Vehicle Charging Station(s)
# of Garages	3
Garages	Garage Door Opener
View	Garden, Pool, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Bar Fridge, Dryer, Dishwasher, Exhaust Fan, Free-Standing Refrigerator, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Range Hood, See Remarks, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air, Electric, Multi Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Log, Living Room, Masonry, Metal, Outside, See Remarks
# of Stories	2
Stories	Two

Exterior

Exterior Features	Covered Courtyard, Garden, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters, See Remarks, Arbor, Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side
Windows	Blinds, Bay Window(s), Double Pane Windows, Insulated Windows, Display Window(s), Screens, See Remarks, Tinted Windows
Roof	Asphalt, Shingle
Construction	Blown-In Insulation, Brick Veneer, HardiPlank Type, Recycled/Bio-Based Insulation
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Elsa England
Middle	Pearson Ranch
High	McNeil