

\$1,100,000 - 6408 Tracton Court, Austin

MLS® #8715800

\$1,100,000

4 Bedroom, 3.00 Bathroom, 3,229 sqft
Residential on 0.22 Acres

Circle C Ranch Phs B Sec 11, Austin, TX

High Wow factor! A comprehensive and cohesive professional renovation rendered with fresh modern design sensibilities showcases a sophisticated plan for ease and comfort at home. DuChateau European white oak flooring throughout the main level, except the utility room. On the main level the fourth bedroom with double doors and two closets serves as an office or guest room - a full bath is nearby. Top grade carpet on the stairs and upper level promote a quieter ambiance. Custom built-ins, designer accent colors, luxe window treatments and over \$5,000 in statement lighting represent money well-spent for the greatest impact in style and function. Thoughtful elements add convenience: the whimsical print upholstery on the banquette in the casual dining area conceals ample storage under the seats. Sturdy utility shelving in the laundry room provides out-of-the-way storage for household supplies. Outdoor living awaits on a spacious deck overlooking tall trees and an expanse of lawn. Place your lounge chairs, sofas and grill gear – invite everyone over! A heated and cooled bonus room ~11' x 16' accessed through the garage or the back yard provides the option for office, workroom, storage, exercise room or whatever suits your needs. Systems and maintenance have not been overlooked. Both HVAC units and both water heaters are less than 5 years old. Fencing replaced in sections, 2017 & 2020, new shingles installed in 2012. Top rated Austin ISD schools serve Circle C.



Built in 1994

Essential Information

ListingFeed	abor_vow
MLS® #	8715800
List Price	\$1,100,000
Sale Price	\$1,025,000
Sale Date	March 11th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,229
Acres	0.22
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	6408 Tracton Court
Subdivision	Circle C Ranch Phs B Sec 11
City	Austin
County	Travis
State	TX
Zip Code	78739

Amenities

Utilities	Electricity Available, Natural Gas Available, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Curbs, Playground, Park, Pool, Street Lights, Suburban, Trails/Paths
Parking	Attached, Door-Multi, Garage Faces Front, Garage, Inside Entrance
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal,

	Microwave, Self Cleaning Oven
Heating	Central
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Lighting, Private Yard, Rain Gutters
Lot Description	Cul-De-Sac, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Shutters
Roof	Composition
Construction	Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Kiker
Middle	Gorzycki
High	Bowie