

# **\$1,249,000 - 7609 Ashleaf Cove, Austin**

MLS® #8739827

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## **\$1,249,000**

4 Bedroom, 3.00 Bathroom, 3,137 sqft

Residential on 0.26 Acres

Great Hills 23, Austin, TX

Fantastic home in Great Hills situated on a corner lot in a cul-de-sac. This home boasts 4 bedrooms and 3 full baths with versatile bright and open floor plan. Be welcomed into the space by a dramatic two story foyer with beautiful sightlines into the home. You'll find a luxuriously sized formal dining space that flows into a chef's playground. The kitchen boasts ample cabinets, plenty of usable countertop space and double ovens for all your baking needs. An eat in breakfast area overlooking views of the canyon flow into an inviting living space situated right off the kitchen, perfect for entertaining. Downstairs you'll find a full bath and bedroom - perfect for anyone in the family or as a refuge for any overnight guests. Don't miss the dramatic study/library with gorgeous floor to ceiling built in bookshelves. Natural light floods the home and welcomes all who enter. Upstairs you'll find the Owner's space to be a dreamy retreat complete with a large ensuite bath. There is a large bonus space, currently used as a secondary family room, along with two additional spacious bedrooms and an additional full bath. The fun doesn't stop on the inside...outside there is a large covered deck that overlooks the beautiful pool.

Wander down to the pool to find a perfect retreat to enjoy the Texas Sun as well as an additional covered area under the deck to keep cool in the shade. Plantation shutters throughout the home add beauty and privacy. Solar panels provide a monthly electricity credit. Centrally located in the heart of Austin,



easy access to the new Apple Campus, The Domain with upscale shopping and restaurants, the Arboretum and highway 183.Highly coveted RRISD schools â€“ Laurel Mountain Elem, Canyon Vista MS, and Westwood HS. Don't let this one get away!

Built in 1992

**Essential Information**

ListingFeed	abor_vow
MLS® #	8739827
List Price	\$1,249,000
Sale Price	\$1,190,000
Sale Date	May 6th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,137
Acres	0.26
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	7609 Ashleaf Cove
Subdivision	Great Hills 23
City	Austin
County	Travis
State	TX
Zip Code	78759

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Common Grounds/Area, Sidewalks, Curbs
Parking	Attached, Garage, Garage Faces Side
# of Garages	2

Garages	Garage Door Opener
View	Park/Greenbelt
Waterfront	None

### **Interior**

Interior	Carpet, Stone, Tile, Wood
Appliances	Convection Oven, Double Oven, Dishwasher, Electric Cooktop, Disposal, Gas Water Heater, Induction Cooktop, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Log, Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Rain Gutters
Lot Description	Corner Lot, Cul-De-Sac, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Trees Small Size
Windows	Plantation Shutters, Solar Screens, Window Treatments
Roof	Composition
Construction	Masonry
Foundation	Slab

### **School Information**

District	Round Rock ISD
Elementary	Laurel Mountain
Middle	Canyon Vista
High	Westwood