

\$1,097,444 - 115 Clement Drive, Austin

MLS® #8760079

\$1,097,444

4 Bedroom, 3.00 Bathroom, 2,723 sqft
Residential on 0.25 Acres

Reunion Ranch, Austin, TX

POOL! Live on the Ridge at Reunion Ranch. Southwest Austin's HOT SPOT! Single story, 4/3 on a corner/greenbelt! Professionally designed, meticulously maintained. Open floor plan, modern finishes, and custom landscape. Located in 78737 just 20 minutes to downtown Austin, 30 minutes to ABIA and 15 minutes to downtown Dripping Springs this location offers city conveniences and small-town vibes. Scenic outdoors with hike and bike trails, rolling hills, fantastic views, a wet water creek and stars abound due to dark sky ordinance. Residents enjoy a resort styled amenity with park, pool, and pavilion as well as additional pocket park. Students attend DSISD with nearby campuses and in community bus routes. Corner lot with greenbelt to side and rear of home on a low traffic, dead end street. At entry: large foyer with tray ceilings. At front hall: guest bed and full bath. Entertain in formal dining or use as a flex space. HUGE great room! Open kitchen, dining, and family room. A ton of natural light, many builder upgrades as well as after market design features and custom lighting. Den/media is perfect for home movies, the toy room, or a home office. Secondary bedrooms share a spacious hall bath. Primary suite: Spacious bedroom, luxury bath with large shower, and soaker tub. Huge walk in closet and generous storage. No details missed on the design of this outdoor retreat! Covered rear patio, wood decking, modern symmetrical pool design with beach ledge, covered living area with custom



privacy screen. Enjoy your oasis year-round!
Watch the stars and sunsets from your POOL!
BONUS: FULL 3 CAR GARAGE! LOW HOA!
(Built by Taylor Morrison in 2019 Wentworth
plan)

Built in 2019

Essential Information

ListingFeed	abor_vow
MLS® #	8760079
List Price	\$1,097,444
Sale Price	\$1,037,000
Sale Date	October 14th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,723
Acres	0.25
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	115 Clement Drive
Subdivision	Reunion Ranch
City	Austin
County	Hays
State	TX
Zip Code	78737

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Barbecue, Common Grounds/Area, Playground, Pool, Trails/Paths
Parking	Attached, Garage
# of Garages	3
View	Park/Greenbelt, Trees/Woods

Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Rain Gutters
Lot Description	Corner Lot, Backs to Greenbelt/Park, Landscaped, Sprinklers Automatic
Windows	Blinds, Window Treatments
Roof	Shingle
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Dripping Springs ISD
Elementary	Cypress Springs
Middle	Sycamore Springs
High	Dripping Springs