

\$1,500,000 - 2905 Kodiak Cove, Cedar Park

MLS® #8800287

\$1,500,000

5 Bedroom, 5.00 Bathroom, 5,117 sqft
Residential on 1.59 Acres

Breakaway Park Sec 4, Cedar Park, TX

Sellers prefers showing start Friday, April 14 after 11 AM. This home is situated in the coveted Breakaway Park subdivision known for its friendly and protective fly-in community with private airport. Current home/homeowners are members of the Breakaway Park Airport Association affording use of the airport. Buyers have the opportunity to join the association subject to initiation fees & annual dues. Purchase/lease of hangar space will be on a "as available" basis and the responsibility of the new homeowner. Zoned to highly rated Leander ISD schools. Not many like this show up on the market. Now, about the house itself. Located in a quiet cul-de-sac, the home is 3731 sq ft with city water/sewer, 5 bedrooms (5th bed office/study, no closet w/French doors) 3 & 1/2 baths. The detached workshop makes up the additional 1386 sq. ft & full bath. Downstairs features the primary bedroom & spacious primary bath w/sep shower & tub. The guest wing has 2 bedrooms w/private sitting area. Looking for more space? Upstairs has a sitting/game room w/private bedroom & bath as well. There is a formal dining & breakfast area, open kitchen concept & wall of windows that overlook the resort like backyard & pool. Gorgeous landscaping surround the pool for beautiful pops of color with 50 year old Amaryllis in full bloom. There is even a children's playhouse w/ electricity. Attached to the house is a three car garage with a portico leading to the additional workshop/car lover's dream garage. It is 30'



deep w/2 double garage doors 14' ceilings & full bath. There is a dedicated HVAC system, water heater, utility sink & 2 separate 220V circuits. There is a Campbell-Hausfield 80 gallon air compressor w/ airlines plumbed to 5 total outlets on side & back walls. Imagine the possibilities! 10,000 pd, 2 post bendpac car lift & industrial grade shelving along back wall negotiable. See pictures for a list of all this home has to offer & attention to detail throughout.

Built in 2004

Essential Information

ListingFeed	abor_vow
MLS® #	8800287
List Price	\$1,500,000
Sale Price	\$1,550,000
Sale Date	May 15th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,117
Acres	1.59
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2905 Kodiak Cove
Subdivision	Breakaway Park Sec 4
City	Cedar Park
County	Williamson
State	TX
Zip Code	78613

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Underground Utilities, Natural Gas Not Available
Features	Airport/Runway
Parking	Additional Parking, Attached, Carport, Door-Multi, Driveway, Detached, Garage, Gated, Workshop in Garage
# of Garages	7
View	Park/Greenbelt, Creek/Stream, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Built-In Electric Range, Dishwasher, Electric Oven, Electric Water Heater, Disposal, Microwave
Heating	Central, Heat Pump
Cooling	Central Air, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Sloped Down, Front Yard, Landscaped, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Windows	Double Pane Windows
Roof	Composition
Construction	Masonry
Foundation	Slab

School Information

District	Leander ISD
Elementary	Ronald Reagan
Middle	Artie L Henry
High	Vista Ridge