

# \$1,295,000 - 302 Woodlake Circle, Austin

MLS® #8828152

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## \$1,295,000

3 Bedroom, 3.00 Bathroom, 2,316 sqft  
Residential on 0.97 Acres

Woodlake Trails Amd, Austin, TX

OPEN HOUSE this Saturday, July 2nd 1:00 - 3:00 pm! Here is your private, magnificent oasis, on a beautifully-landscaped acre lot with Heritage oak trees, still so close to everything.

Inside the stone pillared and iron gated entrance, the oversized 20x40' pool and detached pool house are an entertainer's dream. Enjoy stunning views from the master bedroom balcony and the pool house roof deck. Located in the coveted Eanes school district, with a very low 1.7% tax rate well under the CoA rate, saving ~\$6K per year in property taxes. Solar panels on roof reduce energy bills. Inside you'll find a floor-to-ceiling stone wood-burning fireplace, custom wood plantation shutters throughout the 1st floor; custom kitchen Kraftmaid cabinets with farm sink and Jenn Air indoor grill in addition to LG range. Large 1st floor office with pool views that can double as an extra bedroom. Air conditioned workshop with separate entrance adjacent to double garage. Outside, enjoy fruit trees such as pear, fig and loquat, Sago palms, and many pollinators attracting unique birds to regularly nest on the grounds. Outdoor kitchen and bar fridge in pool house. Large deck with trees incorporated for shade and hot tub. Extensive irrigation system. Friendly community, perfectly situated between downtown Austin and the hills country.



Built in 1978

## Essential Information

ListingFeed	abor_vow
MLS® #	8828152
List Price	\$1,295,000
Sale Price	\$1,200,000
Sale Date	July 25th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,316
Acres	0.97
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	302 Woodlake Circle
Subdivision	Woodlake Trails Amd
City	Austin
County	Travis
State	TX
Zip Code	78733

## Amenities

Utilities	Electricity Connected, Natural Gas Not Available, Phone Available, Water Connected
Features	Barbecue, Common Grounds/Area, Dog Park, Fishing, Lake, Playground, Park, Pool, Trails/Paths
Parking	Driveway, Garage, Private, Garage Faces Side
# of Garages	2
View	City Lights, Hills, Neighborhood, Panoramic, Trees/Woods
Waterfront	None
Has Pool	Yes

## Interior

Interior	Tile, Wood
Appliances	Down Draft, Dryer, Dishwasher, Electric Cooktop, Electric Range, Electric Water Heater, Free-Standing Freezer, Disposal, Indoor Grill, Ice Maker, Microwave, Refrigerator
Heating	Active Solar, Central, Electric, Forced Air
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Glass Doors, Living Room, Wood Burning
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Balcony, Exterior Steps, Garden, Gas Grill, Lighting, Outdoor Grill, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Gentle Sloping, Landscaped, Native Plants, Private, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Medium Size
Windows	Aluminum Frames, Blinds, Double Pane Windows
Roof	Asphalt, Composition, Shingle
Construction	Cement Siding, Frame, Wood Siding
Foundation	Slab

## **School Information**

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake