

\$1,400,000 - 12321 Hanging Valley Drive, Austin

MLS® #8850651

\$1,400,000

4 Bedroom, 3.00 Bathroom, 3,288 sqft
Residential on 2.75 Acres

Painted Bunting Ph 02, Austin, TX

MOTIVATED SELLER! BRING ALL OFFERS! Relax to your private retreat on 2.74 acres with beautiful views of the hill country and surrounded by Balcones Canyonland Preserve with 50+ protected acres of future development – All of this while still having quick access to all that Austin and Lake Travis have to offer – boat ramps, marinas, parks, restaurants including close proximity to the famous –Oasis–. You can relax by the stone surround pool and spa with its own waterfall. There is a huge game room/bonus room above the garage plumbed for a wet bar with a great balcony to enjoy the gorgeous sunrise and sunset views above the canyon. The neighborhood has 15 acres of private hiking trails as well as hiking down the canyon right in your own backyard! The home sits about 900 ft back off the road at the end of a cul-de-sac with a private drive. The home is framed with spruce wood and all cabinetry is of true long pine and has floor to ceiling windows for views out back. The concrete floors are hand troweled and acid stained for a beautiful finish. Behind the garage is plumbed for an additional bath with shower/toilet. Minimal restrictions and low tax rate are a bonus! New dishwasher and oven to come. Excludes bathroom mirrors. TEXT AGENT FOR APPT



Built in 2004

Essential Information

ListingFeed	abor_vow
MLS® #	8850651
List Price	\$1,400,000
Sale Price	\$1,365,000
Sale Date	April 21st, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,288
Acres	2.75
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	12321 Hanging Valley Drive
Subdivision	Painted Bunting Ph 02
City	Austin
County	Travis
State	TX
Zip Code	78726

Amenities

Utilities	Electricity Connected, Propane
Features	Trails/Paths
Parking	Garage Faces Front, Garage, Detached
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods, Canyon, City, Hills, Panoramic
Waterfront	Creek, Seasonal
Has Pool	Yes

Interior

Interior	Wood, Concrete
Appliances	Dryer, Dishwasher, Free-Standing Refrigerator, Disposal, Microwave, Vented Exhaust Fan, Washer, Built-In Electric Oven, Propane Cooktop
Heating	Propane
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Propane, Stone, Wood Burning
Stories	One and One Half

Exterior

Exterior Features	Private Yard, Balcony
Lot Description	Cul-De-Sac, Backs to Greenbelt/Park, Private, Many Trees, Xeriscape, Views
Windows	Vinyl
Roof	Mixed, Composition, Metal
Construction	HardiPlank Type, Stone
Foundation	Slab

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift