

\$1,150,000 - 1604 Canyon Edge Drive, Austin

MLS® #8862430

\$1,150,000

3 Bedroom, 3.00 Bathroom, 2,449 sqft
Residential on 0.31 Acres

Austin Lake Hills Sec 02, Austin, TX

Welcome to this magnificent 3 Bedroom + flex (can be a 4th BR).31-acre lot graced with mature trees and immaculate landscaping. This tastefully remodeled haven, featuring carefully selected finishes, comprises 3 bedrooms, 3 full bathrooms, 2 living areas, and a flex space; offering 2 primary bedrooms, wood flooring, harmonious wall colors and oversized windows. The state-of-the-art kitchen boasts granite countertops, subway tile backsplash and premium appliances, including a 36â€• 6-burner Wolf range, Wolf Pro exhaust fan, Bosch dishwasher, Scotsman ice maker, and a 42â€• Sub Zero refrigerator. The inviting living room features a stone fireplace, making it an ideal space for relaxed entertaining or tranquil nights in. The 2nd living can effortlessly transform into a media room, game room, or any other space your heart desires. Venture down the hallway at the front of the home to find the primary bedroom, complete with picturesque views of the park-like backyard. The luxurious ensuite bath has been fully remodeled, with a dual vanity, soaking tub, a walk-in shower and walk-in closet with custom built-in shelving and drawers. 1 guest bedroom, 1 guest bath, and a versatile bonus room, that can serve as a 4th bedroom or a home office, are also in this hallway. On the opposite side of the home, discover the secondary primary bedroom, complete with custom built-ins and a contemporary bath. The entertainer's back patio boasts a grand stone fireplace and built-in outdoor kitchen, perfect



for hosting parties and enjoying evenings as you gaze upon the picturesque backyard with its lush green lawn and beautiful trees. Addtl amenities include a 500 Gallon propane tank, high-efficiency A/C, Rinnai tankless water heater, media closet and LED Lighting. Nestled in a tranquil neighborhood, this remarkable property is just a stone's throw away from the lake, parks, a playground, and a sport court. Within the boundaries of the esteemed Eanes ISD, this truly exceptional home is a must-see.

Built in 1989

Essential Information

ListingFeed	abor_vow
MLS® #	8862430
List Price	\$1,150,000
Sale Price	\$1,100,000
Sale Date	July 10th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,449
Acres	0.31
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1604 Canyon Edge Drive
Subdivision	Austin Lake Hills Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	Lake, Library, Playground, Park, Planned Social Activities
Parking	Driveway
View	Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Concrete, Tile, Wood
Appliances	Dishwasher, Free-Standing Gas Range, Disposal, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside, Stone
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Interior Lot, Landscaped, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows	Screens, Window Coverings
Roof	Composition
Construction	HardiPlank Type, Stone
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake