

\$1,300,000 - 6105 Maurys Trail, Austin

MLS® #8865958

\$1,300,000

3 Bedroom, 3.00 Bathroom, 3,350 sqft
Residential on 1.00 Acres

Long Canyon 02-B, Austin, TX

A GREAT BUY!! 2022 Tax value of this home is \$1,559,530! SUPER LOW TAX RATE 1.99%!! This one story 3 bedroom & 3 bath home features Panoramic Balcones Canyon views from almost every room of the home! Dedicated office with built ins and the room could be a 4th bedroom. This traditional one-story estate sits on a 1 acre lot and is a treasured find and a tucked away beauty! The front yard is adorned with majestic mature oak trees, custom landscaping and side entry garage! The stately beauty is a rare find in Long Canyon as not many one-story homes become available in this coveted neighborhood. Enjoy the convenience of work, shopping and entertainment as this home is located just minutes from downtown, Lake Austin, the Domain and Arboretum! The wide foyer is welcoming and immediately your eyes are drawn to the panoramic view from the wall of windows in the formal living room with a custom fireplace and amazing built-ins! The kitchen also features an amazing view panoramic view of the Canyon and overlooks the pool and cool deck below! The breakfast area is warm, cozy and inviting as you relax and enjoy your meals taking in all of the beauty of nature! The kitchen is bright open and updated with new stainless steel appliances, granite countertops Plus features a double oven for those who love to bake and is great especially at Thanksgiving when cooking for a crowd! The living room/den is inviting and features a beautiful stone fireplace



and has a wall of custom built-in bookshelves! The three bedrooms feature excellent closet storage, ceiling fans and a bathroom by each room! The interior and exterior fresh custom paint adds a light and bright feel to this home! Don't miss the incredible office with built-ins and custom woodwork throughout the room! Walk out to the back expansive patio which is awesome for entertaining and enjoy the view under the covered arbor and overlooks the pool below! The panoramic canyon view just takes your breath away!

Built in 1993

Essential Information

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|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 8865958 |
| List Price | \$1,300,000 |
| Sale Price | \$1,275,000 |
| Sale Date | October 19th, 2022 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 3,350 |
| Acres | 1.00 |
| Year Built | 1993 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

| | |
|-------------|-------------------|
| Address | 6105 Maurys Trail |
| Subdivision | Long Canyon 02-B |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78730 |

Amenities

| | |
|--------------|---|
| Utilities | Electricity Available |
| Features | See Remarks |
| Parking | Driveway, Garage, Garage Faces Side |
| # of Garages | 2 |
| Garages | Garage Door Opener |
| View | Canyon, Park/Greenbelt, Hills, Panoramic, Trees/Woods |
| Waterfront | None |
| Has Pool | Yes |

Interior

| | |
|-----------------|--|
| Interior | Carpet, Tile |
| Appliances | Cooktop, Double Oven, Microwave, Stainless Steel Appliance(s), Wine Cooler |
| Heating | Central, Electric, Fireplace(s) |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Den, Living Room |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Arbor |
| Lot Description | Backs to Greenbelt/Park, Gentle Sloping, Sprinklers In Front, Landscaped, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size |
| Windows | None |
| Roof | Composition |
| Construction | Stone |
| Foundation | Slab |

School Information

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|------------|-------------|
| District | Leander ISD |
| Elementary | River Place |
| Middle | Four Points |
| High | Vandegrift |