

# \$1,150,000 - 4400 Bat Falcon Drive, Austin

MLS® #8957946

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## \$1,150,000

4 Bedroom, 3.00 Bathroom, 3,524 sqft  
Residential on 0.31 Acres

Spillman Ranch Ph 03, Austin, TX

A stately one-story executive home nestled on a .312-acre level lot w/room for a pool in Falconhead. The home has 4 generously sized bedrooms, 3 full baths, 2 living areas, 2 offices, formal dining, breakfast room, and 3-car garage. The open living concept has a fireplace, soaring ceiling, and natural light. An expansive balcony w/outdoor living area is ideal for al fresco dining and gatherings. 2 private offices and a secondary gameroom offer additional living spaces and flexibility in their uses. The gourmet kitchen opens to the living area with stainless appliances like a gas cooktop & 2 built-in ovens, granite counters, island, walk-in pantry and adjacent dining room. The expansive 1st-floor primary suite provides an idyllic retreat with its own sitting area and French doors leading to the covered patio. The spacious primary bath features double vanities, an oversized soaking tub, a separate shower, and a walk-in closet with built-in Elfa storage. Outside, the lushly landscaped backyard is anchored by a flagstone patio, making it the perfect spot to enjoy an evening fireside chat. Falconhead residents enjoy one of the lowest tax rates in Travis County. Saving up to \$11,000 per year compared to similarly priced homes in nearby subdivisions. The community offers a neighborhood park, access to hike & bike trails; plus, access to Falconhead's PGA Tour-designed golf course. This top Austin course has membership options for avid golfers and pay as you play. The community is



10 minutes from shopping and restaurants at the Hill Country Galleria. Including Whole Foods Market, a movie theater and dozens of boutiques & eateries. Medical facilities 10 minutes away include Baylor, Scott & White Lakeway Medical Center, Austin Regional Clinic and St. David's™ Emergency Center. Lake Travis, Hamilton Pool and Lakeway Marina are 15 minutes away. So are dozens of wineries, breweries, and 6+ state & county parks for fishing, hiking, biking, and rock climbing.

Built in 2008

### Essential Information

ListingFeed	abor_vow
MLS® #	8957946
List Price	\$1,150,000
Sale Price	\$1,094,000
Sale Date	May 19th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,524
Acres	0.31
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	4400 Bat Falcon Drive
Subdivision	Spillman Ranch Ph 03
City	Austin
County	Travis
State	TX
Zip Code	78738

### Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	Clubhouse, Golf, Playground, Park, Putting Green, Street Lights, Sidewalks, Trails/Paths, Curbs
Parking	Additional Parking, Attached, Door-Multi, Driveway, Garage, Oversized, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central, Propane
Cooling	Central Air, Ceiling Fan(s), Attic Fan
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Near Golf Course, Landscaped, Level, Sprinklers In Ground, Trees Medium Size
Windows	Blinds, Screens
Roof	Spanish Tile
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Lakeway
Middle	Hudson Bend
High	Lake Travis