

# \$1,850,000 - 7808 Regolizia Cove, Austin

MLS® #8967655

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## \$1,850,000

4 Bedroom, 4.00 Bathroom, 4,007 sqft  
Residential on 1.00 Acres

Meridian Sec F, Austin, TX

Wonderful Modern Custom Built Home by Nalle Custom Homebuilders, on a quiet, cul-de-sac, 1 acre lot filled with large oak trees. This single story home is constructed out of all stone and stucco with 3-car garage and room for extra parking on property.

This highly upgraded home features a grand 9 foot iron double door with frosted glass, 4 Bedrooms, 3 ½ baths, 2 living rooms, main living features decorative ceiling beams, custom built-in cabinetry, floor to ceiling stone wood-burning gas fireplace with a custom hand-scraped wood mantel. Hardwood floors are in the living room, kitchen, dining room, study, master bedroom, powder room, hallways, mudroom, and pantry. Tile in laundry room, jack-n-jill bathroom, guest bathroom, and master bathroom. Carpet in bedrooms, gameroom, and master closet.

The gourmet kitchen has custom shaker-style soft-close cabinetry, Silestone countertops, under-cabinet lighting and outlets, Jenn-Air appliances including a built-in side-by-side refrigerator, commercial style 6-burner range plus griddle, double ovens, commercial style canopy range hood, 6-cycle pro-dishwasher, drawer-style built in microwave, stainless steel deep sink with apron, and pot filler above range, oversized island with space for lots of extra seating in the kitchen.

Luxury master bathroom suite includes dual



custom vanities with plenty of cabinets and drawer space, free-standing soaking tub, a shower system with body jets, and large master closet with multiple level shelves, hanging space, built-in ironing board, and built-in 8-drawer dresser.

There is a sizable mudroom space with custom built-ins, bench, and desk. Spacious laundry room with sink, built-in cabinets, and space for a refrigerator space. Large covered patio with built-in Coyote gas grill, Control4 Home Automation system, 7.1 surround sound in media/game room, in ceiling speakers, in ceiling WiFi access points, security cameras with DVR ability and built in alarm.

Built in 2017

### **Essential Information**

ListingFeed	abor_vow
MLS® #	8967655
List Price	\$1,850,000
Sale Price	\$1,750,000
Sale Date	August 24th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,007
Acres	1.00
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	7808 Regolizia Cove
Subdivision	Meridian Sec F
City	Austin

County	Hays
State	TX
Zip Code	78739

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Water Connected
Features	Lake, Playground, Pool, Trails/Paths
Parking	Attached, Garage
# of Garages	3
View	None
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Oven, Built-In Gas Range, Built-In Refrigerator, Dishwasher, Disposal, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Masonry, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Gas Grill, See Remarks
Lot Description	Cul-De-Sac, Landscaped, Level, Sprinklers Automatic
Windows	Shutters
Roof	Metal
Construction	Frame, Stone, Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Baldwin
Middle	Gorzycki
High	Bowie