

# **\$1,700,000 - 4100 Love Bird Lane, Austin**

MLS® #8982313

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## **\$1,700,000**

4 Bedroom, 3.00 Bathroom, 3,621 sqft  
Residential on 0.46 Acres

River Place Sec 03, Austin, TX

Remodeled custom home meticulously maintained located in sought-after River Place. Upon entering the home, you are greeted by a grand living space equipped with cathedral ceilings, exposed beams and a fireplace. Feel at home whether entertaining or cozying up with a book. The bright, open kitchen has a mixture of old and new with the vintage center island and white shaker style cabinets. Timeless wood floors throughout the home add to this warm transitional style home. The sunroom has walls of windows making it the perfect space to enjoy sunsets and hill country views. One bedroom downstairs and two additional secondary bedrooms upstairs along with a game room and two bathrooms. The upstairs primary bedroom has a large, private veranda that takes advantage of sweeping hill country views. This exceptional home is located on a private .46/acre lot that backs to the golf course and nature trails; some of the best in the city! Enjoy sunsets while sipping a beverage on one of the decks or upstairs covered balcony. Cool off in the warm months in the pool or enjoy the hot tub any time of year! Sit around the fire pit and feel like you are miles away from the city. Zoned for highly rated Vandegrift high school and .2/mile for River Place Country club.



Built in 1994

## **Essential Information**

ListingFeed	abor_vow
MLS® #	8982313
List Price	\$1,700,000
Sale Price	\$1,645,000
Sale Date	March 27th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,621
Acres	0.46
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	4100 Love Bird Lane
Subdivision	River Place Sec 03
City	Austin
County	Travis
State	TX
Zip Code	78730

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Fishing, Playground, Trails/Paths, Tennis Court(s)
Parking	Garage Faces Front, Garage
# of Garages	2
View	Golf Course, Hills, Panoramic
Waterfront	None
Has Pool	Yes

### Interior

Interior	Tile, Wood
Appliances	Built-In Gas Range, Dishwasher, Disposal, Gas Water Heater, Microwave, Dryer, Washer

Heating	Central, Natural Gas, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Family Room, Gas, Gas Starter, Outside
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Lighting, Private Yard, Rain Gutters, Fire Pit
Lot Description	Backs to Greenbelt/Park, Private, Many Trees, Trees Large Size, Gentle Sloping, On Golf Course
Windows	Window Treatments, Drapes
Roof	Shingle
Construction	Stucco
Foundation	Slab

### **School Information**

District	Leander ISD
Elementary	River Place
Middle	Four Points
High	Vandegrift