

# \$1,275,000 - 3405 Flat Iron Court, Leander

MLS® #8995761

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## \$1,275,000

5 Bedroom, 4.00 Bathroom, 4,257 sqft  
Residential on 0.25 Acres

Travisso & Grand Mesa, Leander, TX

This grand and graceful rustic-stone Tuscan home charms with an elegant, tailored design that fuses an open-flow concept with warmth and coziness. Features a spacious living room filled with natural light and includes a direct-vent fireplace with travertine surround and hearth, custom recessed wall niches, rounded bullnose corners, wide-planked wood floors, and extra-high waffle ceilings. The large, welcoming kitchen is a cook's delight with an oversized island, stainless steel appliances including a built-in oven and microwave, 5-burner gas cooktop with griddle and stainless range hood, farm sink, magnificent granite countertops, stone backsplash, abundant cabinetry, and an open serving-bar connecting to the living room. The main-level, primary bedroom is large and inviting with a relaxing sitting area by windows offering more tranquil views of the backyard and golf course, high tray ceiling, rich dark wood floors, art niche, and direct access to the back portico. The sunlit spa area is a retreat unto itself with an extra-large stand-alone shower, jacuzzi garden tub, beautiful tile floors, double vanities, granite countertops, and a roomy walk-in closet with custom shelving. Home is ideally designed for guests, featuring a large, main-level guest bedroom and full bath that are set apart from other main-level rooms. This guest room also is adjacent to the second 2-car garage, allowing for private entry and exit. This second garage could easily be used as a workshop or for extra storage



space. This desirable golf course home is part of the prestigious Grand Mesa gated community and has access to Trivisso and Crystal Falls amenities, including a pool, gym, soccer fields, walking track, tennis courts, water slides, and the Crystal Falls Golf Club. It's a short walk to the Trivisso hiking trail and a short drive to wineries, Highland Lakes, and scenic fields of Texas bluebonnets in the spring. It also is convenient to the light rail station for easy access to downtown!

Built in 2015

### Essential Information

ListingFeed	abor_vow
MLS® #	8995761
List Price	\$1,275,000
Sale Price	\$1,250,000
Sale Date	May 27th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,257
Acres	0.25
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	3405 Flat Iron Court
Subdivision	Trivisso & Grand Mesa
City	Leander
County	Travis
State	TX
Zip Code	78641

### Amenities

Utilities	Electricity Available, Natural Gas Available
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Features	Fitness Center, Golf, Playground, Park, Pool, Tennis Court(s), Trails/Paths
Parking	Attached, Garage
# of Garages	4
Garages	Garage Door Opener
View	Park/Greenbelt, Golf Course, Hills
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Gas Grill, Rain Gutters
Lot Description	On Golf Course, Sprinklers Automatic
Windows	Blinds, Screens
Roof	Composition
Construction	Masonry
Foundation	Slab

### **School Information**

District	Leander ISD
Elementary	Whitestone
Middle	Leander Middle
High	Leander High