

\$1,200,000 - 8863 Mountain Ridge Circle, Austin

MLS® #9008434

\$1,200,000

4 Bedroom, 3.00 Bathroom, 2,684 sqft
Residential on 0.28 Acres

Great Hills 01, Austin, TX

Classic custom home with split level entry. A long covered front porch welcomes you into this special home. The bright entryway with leaded glass double doors beckons you in. The high ceilings and updated windows allow for natural light into this stylish home. Updated kitchen showcases custom cabinetry, quartz counters and a large picturesque window that frames the trees and landscaped backyard. The primary bedroom is located on the main living level and offers an exclusive private screened-in porch, plus an exceptional ensuite that has two spacious walk-in closets, a separate walk in shower, soaking tub and double sinks. The formal dining area is open to the family room and includes a charming entertainers wet-bar. The living area's high ceilings are accented by the woodburning floor-to-ceiling rock fireplace. Featuring a serene setting on the outside deck off the living and dining area this is an ideal area for chilling. The exterior side stairwell leads to a smartly designed lush landscaped backyard that exhibits a crushed rock walkway, screened-in gazebo with ceiling fans and a fish pond. The backyard oasis offers a serene environment surrounded by native trees and plants and a relaxing sound of the pond. Looking up to the house from the backyard, you will notice the large steel columns that reinforces the solid upstairs deck area. Incredibly well done, this custom tiered backyard offers a private sanctuary in Northwest Hills. Feeding into the popular



Austin ISD schools, tucked on this quiet circular street, this is a must see to appreciate. The refreshed home that has been lovingly maintained has tons of storage, and a one-of-a-kind abode that is different from the normal cookie cutter homes. This is an exceptional home in the heart of Austin and truly is a must see.

Built in 1977

Essential Information

ListingFeed	abor_vow
MLS® #	9008434
List Price	\$1,200,000
Sale Price	\$1,150,000
Sale Date	July 21st, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,684
Acres	0.28
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	8863 Mountain Ridge Circle
Subdivision	Great Hills 01
City	Austin
County	Travis
State	TX
Zip Code	78759

Amenities

Utilities	Electricity Available, See Remarks, Water Available
Features	See Remarks

Parking	Attached, Driveway, Garage Faces Front
# of Garages	2
View	Trees/Woods
Waterfront	None

Interior

Interior	See Remarks, Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Private Yard, See Remarks
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Native Plants, Private, Many Trees, See Remarks
Windows	See Remarks
Roof	Metal
Construction	See Remarks
Foundation	Slab

School Information

District	Austin ISD
Elementary	Hill
Middle	Murchison
High	Anderson