

\$1,099,000 - 10804 Conchos Trail, Austin

MLS® #9033459

\$1,099,000

4 Bedroom, 4.00 Bathroom, 3,287 sqft
Residential on 0.98 Acres

Anderson Mill Estates, Austin, TX

MOTIVATED SELLER! Make an offer!
Beautiful, immaculately maintained custom home that feeds to some of the best A-rated schools in Texas! Spicewood Elementary, Canyon Vista Middle and Westwood High School. Nearly 1 acre greenbelt lot for extra privacy, end of street cul-de-sac. Enjoy the above above ground pool while designing your new pool (see sample photos in listing) that overlooks the greenbelt, or remove pool altogether. Property line extends much further behind the fence so plenty of room to design your ideal outdoor space.

4 bedrooms, 2 full and 2 half baths, plus a dedicated study that could be a fifth bedroom, and a formal dining room. This home has been well maintained by the same owner for 25 years and is ready for a new owner's personal touch. Wall of windows across living room and kitchen showcases the private greenbelt view, pool, and large deck. Separate backyard space next to deck is ideal for playscape or pets, and large yard to the side of the home are all part of this amazing property. Extra large workshop off of garage with built-in storage. Recent water heater, both A/C systems replaced in 2018 and a transferable roof warranty mean a new owner can focus on design!

Home was originally on well water until annexed by the City. Well has not been used for several years but new owner may be able to get it up an running.

Located in the NW Austin Tech Corridor, this



home is ten minutes from the new Apple Campus and fifteen minutes to the Domain. Some of the best grocery options are all less than a fifteen minute drive â€” HEB, Randallâ€™s, Trader Joeâ€™s, Sprouts and Whole Foods. Nearby Balcones Country Club offers golf, tennis, and pool.

Built in 1984

Essential Information

ListingFeed	abor_vow
MLS® #	9033459
List Price	\$1,099,000
Sale Price	\$1,055,000
Sale Date	September 2nd, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,287
Acres	0.98
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	10804 Conchos Trail
Subdivision	Anderson Mill Estates
City	Austin
County	Travis
State	TX
Zip Code	78726

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Golf, Pool, Tennis Court(s), Curbs
Parking	Attached, Garage, Boat, Garage Faces Side, Inside Entrance, RV

	Access/Parking, Side By Side, Workshop in Garage
# of Garages	2
Garages	Garage Door Opener
View	Trees/Woods, Creek/Stream, Park/Greenbelt, Pool
Waterfront	None

Interior

Interior	Carpet, Tile, Wood, Vinyl
Appliances	Built-In Oven, Dishwasher, Exhaust Fan, Electric Water Heater, Disposal, Microwave, Oven, Electric Cooktop
Heating	Electric, Heat Pump
Cooling	Central Air, Ceiling Fan(s), Attic Fan, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Living Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Near Golf Course, Sprinklers In Front, Landscaped, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size, Backs to Greenbelt/Park, Native Plants, Rock Outcropping, Sprinklers In Ground, Sprinklers Partial, Views
Windows	Blinds, Double Pane Windows, Screens, Wood Frames, Bay Window(s)
Roof	Asphalt, Shingle
Construction	Brick Veneer, Frame, Stucco
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Spicewood
Middle	Canyon Vista
High	Westwood