

\$1,095,000 - 1103 Canyon Edge Drive, Austin

MLS® #9055710

\$1,095,000

3 Bedroom, 3.00 Bathroom, 2,199 sqft
Residential on 0.29 Acres

Austin Lake Hills Sec 02, Austin, TX

Welcome to 1103 Canyon Edge Dr, where dramatic views of a private Wooded Canyon invite you to embrace the natural beauty of the Texas Hill Country through huge windows 3 levels high ~ with remote controlled shades! High ceilings and windows galore fill the home with ambiance and abundant light. This beautiful two-story home offers 3 bedrooms, each with dedicated full bathrooms, and 2,199 square feet of living space. The large primary suite leads onto an expansive en-suite bathroom and luxurious soaking tub. To take in the great outdoors, an oversized back deck is wonderful for entertaining, or enjoying a cup of coffee in the morning sun, or taking in the views in the evening shade. Solar panels embrace sustainable living, and substantial savings on electricity costs. The Cuernavaca community boasts two Lake Austin waterfront parks, offering swimming, hiking, fishing, and bird watching. Join the Lake Hills Community Association (voluntary) for exclusive waterfront access, including a private boat launch and swimming area. Conveniently located just 10 miles from downtown Austin, with acclaimed EANES schools and low property tax rates, this home offers both luxury and practicality. The house was appraised on September 8th, 2023 for \$1,130,000.



Built in 2013

Essential Information

ListingFeed	abor_vow
MLS® #	9055710
List Price	\$1,095,000
Sale Price	\$1,050,000
Sale Date	April 17th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,199
Acres	0.29
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1103 Canyon Edge Drive
Subdivision	Austin Lake Hills Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	Lake, Playground, Park, Pool
Parking	Additional Parking, Driveway, Garage Faces Front, Garage, Gravel, Off Street
# of Garages	2
Garages	Garage Door Opener
View	Canyon, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Concrete, Tile
Appliances	Double Oven, Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Propane
Cooling	Central Air, Ceiling Fan(s), Electric

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Masonry, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters
Lot Description	Backs to Greenbelt/Park, Trees Large Size, Trees Medium Size, Views
Windows	Blinds, Double Pane Windows, Screens, Vinyl
Roof	Composition
Construction	HardiPlank Type, Stone Veneer
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake