

# \$1,525,000 - 2201 Bel Paese Bend, Leander

MLS® #9188954

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## \$1,525,000

4 Bedroom, 5.00 Bathroom, 5,274 sqft  
Residential on 0.33 Acres

Travisso Ph 4 Sec 1 2 & 3, Leander, TX

### MOTIVATED SELLERS!

Stunning East-Facing Toll Brothers Vanguard floorplan in the highly sought after community of Travisso. The Vanguard floorplan is one of the most popular floorplans in the community and is extremely rare to find. This gem features contemporary aesthetics, luxurious finishes, and custom upgrades while overlooking one of the most beautiful views in the neighborhood. Sitting on an oversized lot, the backyard has more than enough room for a resort-style pool.

The property features a courtyard, open layout, gourmet kitchen, Wolf appliances, guest suite on main floor, two primary walk-in closets, office, media room, game room, dining room, oversized pantry, covered patio and all the bells & whistles one can imagine. The detached single car garage can be converted into a gym, yoga studio, art studio, workshop, etc. Due to the size and flexible layout of the home, it would be very easy to convert the media room into a fifth bedroom.

The community has one of the best amenities around featuring a pavilion, gym, party room, pool, splashpad, playgrounds, tennis courts, volleyball courts, soccer fields, hiking trails, etc. The HOA offers free fitness classes, pre-school playdates, book clubs, wine clubs, hiking clubs, garden clubs, outdoor movies, and numerous exciting community events



including a variety of holiday festivals, horseback riding, s'mores nights, etc.

Schedule a tour today and be sure not to miss out on this exceptional opportunity to own one of the best floorplans in Travisso!

Built in 2022

### Essential Information

ListingFeed	abor_vow
MLS® #	9188954
List Price	\$1,525,000
Sale Price	\$1,300,000
Sale Date	July 28th, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,274
Acres	0.33
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2201 Bel Paese Bend
Subdivision	Travisso Ph 4 Sec 1 2 & 3
City	Leander
County	Travis
State	TX
Zip Code	78641

### Amenities

Utilities	Electricity Available, Above Ground Utilities, Natural Gas Available, Sewer Available, Underground Utilities, Water Available
Features	Clubhouse, Community Mailbox, Curbs, Dog Park, Fitness Center, Park, Planned Social Activities, Playground, Pool, Sidewalks, Tennis Court(s),

	Trails/Paths
Parking	Attached, Garage
# of Garages	3
View	Canyon, Hills
Waterfront	None

### **Interior**

Interior	Wood
Appliances	Dishwasher, Disposal, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Uncovered Courtyard
Lot Description	Backs to Greenbelt/Park
Windows	Window Treatments
Roof	Composition
Construction	Stucco
Foundation	Slab

### **School Information**

District	Leander ISD
Elementary	CC Mason
Middle	Running Brushy
High	Leander High