

\$1,850,000 - 12712 Cricoli Drive, Austin

MLS® #9276031

\$1,850,000

5 Bedroom, 4.00 Bathroom, 3,760 sqft
Residential on 0.23 Acres

Avana Ph 1 Sec 2, Austin, TX

Style, elegance and functionality all perfectly blended to bring you home to your personal resort-like retreat. The one-of-a-kind truly open "Seville" floor plan, in Avana Circle C offers an open view from the kitchen to dining to living seamlessly blending all of these defined spaces. Beamed ceilings that soar, a chef's kitchen with custom floating shelves, tons of cabinet drawers, double fridge and huge kitchen island all accented by soothing wood floors with designer upgrades and finishes throughout. The main level offers a spa-like primary suite with a jaw-dropping bathroom, along with a guest bedroom w/ full bath and private office. Head upstairs to enjoy two separate bonus rooms perfect for games, media or separate living along with three remaining guest bedrooms and two full bathrooms. Giant sliders open to your personal resort shaded with an oversized covered patio with outdoor kitchen fully equipped for any grilling enthusiast. The pool, customized with gradual entry to 6 feet deep, surrounded by artificial turf, lush landscaping and lighting is a perfect place to relax while watching the kids play throughout one of the largest greenbelt lots in the neighborhood while roasting s'mores or playing in their 100+ sqft modern treehouse for an overnight camp-out. Conveniently located just 15 minutes to downtown, walking distance to Bear Creek Elementary and Veritas Academy, surrounded by miles of trails and Circle C amenities, this gorgeous home is the perfect place for any



lifestyle!

Built in 2015

Essential Information

ListingFeed	abor_vow
MLS® #	9276031
List Price	\$1,850,000
Sale Price	\$1,850,000
Sale Date	July 22nd, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,760
Acres	0.23
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	12712 Cricoli Drive
Subdivision	Avana Ph 1 Sec 2
City	Austin
County	Travis
State	TX
Zip Code	78739

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Golf, Internet Access, Playground, Park, Pool, Sport Court(s), Street Lights, Trails/Paths, Curbs
Parking	Attached, Garage Faces Front, Garage, Oversized
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt

Waterfront None

Interior

Interior Tile, Wood

Appliances Built-In Gas Oven, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Double Oven, Dishwasher, Exhaust Fan, Disposal, Gas Range, Microwave, Water Purifier Owned, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Water Purifier

Heating Central, Fireplace(s)

Cooling Central Air, Ceiling Fan(s)

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Gas Log, Living Room

of Stories 2

Stories Two

Exterior

Exterior Features Barbecue, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Backs to Greenbelt/Park, Landscaped, Level, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size

Windows Double Pane Windows, Display Window(s), Plantation Shutters, Window Treatments

Roof Composition, Shingle

Construction Frame, Stone, Stucco

Foundation Slab

School Information

District Austin ISD

Elementary Bear Creek

Middle Gorzycki

High Bowie