

\$1,360,000 - 9322 Simmons Road, Austin

MLS® #9337442

\$1,360,000

4 Bedroom, 4.00 Bathroom, 3,249 sqft
Residential on 0.25 Acres

Fairway At Great Hills, Austin, TX

Home is being shown at this time with appt. for Back Up Offers! Thank you! This amazing, beautiful Architect designed, executive home is nestled in the trees of Great Hills in Northwest Austin and has a large, flat backyard. With its dramatic two-story foyer entry, lovely staircase, huge primary suite with oversized bath and closet downstairs, and a stunning, usable floorplan! The home has a large, upgraded chef's kitchen with three full sides open to the breakfast area, a large family room, and a door to a spacious utility room with a sink, and an oversized garage with storage. There is a full bedroom or office downstairs attached to a full size bath. Downstairs also includes a formal living room and dining room for entertaining or just relaxing with family. The upstairs has two very large bedrooms attached to two private bathrooms, a full size game room/playroom/home office with a small kitchen area to serve cold drinks, etc. There is a spacious balcony off of the game room upstairs to sit and enjoy coffee, tea, or wine! Nice views of numerous trees and a canyon behind the shade trees! The backyard has extensive landscaping, trees, shrubs and a large, covered patio! This lovely home enjoys oak hardwood floors, some tile in areas, and soft carpet on the stairs and in the bedrooms. Coveted location close to the Arboretum, The Domain, fine restaurants, and grocery stores like Trader Joe's, Whole Foods, and Fresh Plus are all nearby, as well as major roads



such as Highway 183, I-35, 360, 620, major tollways and approx. 20 minutes on MoPac to downtown Austin! Acclaimed AISD schools include Hill Elementary, Murchison Middle and Anderson High School! Don't miss this one!

Built in 1994

Essential Information

ListingFeed	abor_vow
MLS® #	9337442
List Price	\$1,360,000
Sale Price	\$1,450,000
Sale Date	August 27th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,249
Acres	0.25
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9322 Simmons Road
Subdivision	Fairway At Great Hills
City	Austin
County	Travis
State	TX
Zip Code	78759

Amenities

Utilities	Above Ground Utilities, Cable Connected, Electricity Connected, Natural Gas Not Available, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Features	Dog Park, Golf, Internet Access, Library, Park, Restaurant, Street Lights, Sidewalks, Tennis Court(s), Curbs
Parking	Door-Multi, Driveway, Garage Faces Front, Garage

# of Garages	2
Garages	Garage Door Opener
View	Canyon, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Oven, Convection Oven, Cooktop, Down Draft, Double Oven, Dishwasher, ENERGY STAR Qualified Dishwasher, Electric Cooktop, Exhaust Fan, Electric Water Heater, Disposal, Indoor Grill, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Refrigerator
Heating	Central, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Heat Pump, Wood Stove, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, ENERGY STAR Qualified Equipment, Heat Pump, Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Great Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Near Golf Course, Landscaped, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Double Pane Windows, Skylight(s), Window Treatments
Roof	Asphalt, Composition
Construction	Attic/Crawl Hatchway(s) Insulated, Blown-In Insulation, Masonry, Radiant Barrier, Stone Veneer, Stucco, Wood Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Hill
Middle	Murchison
High	Anderson