

\$1,950,000 - 2612 Arion Circle, Austin

MLS® #9342245

\$1,950,000

4 Bedroom, 4.00 Bathroom, 4,307 sqft
Residential on 0.39 Acres

Woods Of Greenshores Sec 1 Ame, Austin, TX

This custom luxury home built in 2012 by Cornerstone has been finished with an unsurpassed attention to detail and is nestled within the private, gated community of Woods of Greenshores. A covered patio in the backyard with a built-in grill, outdoor fireplace, and a \$25,000 expansive, remote-controlled, retractable awning sets the scene for entertaining by the designer pool and spa. This property boasts no back neighbors as it backs to an expansive Bird Sanctuary that spans as far as the eye can see. Positioned in an enviable and exclusive, gated neighborhood, this home is less than 3 miles to the boat ramps in Emma Long Park, and is less than 15 miles from Downtown Austin. The desirable layout, generously spread across two levels, includes 4 bedrooms, 4 full bathrooms, 2 dining areas, a spacious living room, a full size wet bar with built-in beverage fridge and ice maker, a large media room with a wet bar, an elegant front courtyard with outdoor fireplace accessible from the dining area, and a second floor covered balcony. The gourmet kitchen integrates functionality and style with an oversized center island topped in gorgeous quartz, tile backsplash, under cabinet lighting, custom cabinetry, SS appliances, and an oversized walk-in pantry. The secluded, first level primary suite is the epitome of designer luxury, with a tray ceiling, wood flooring, direct access to the backyard hot tub, and gorgeous views showcased through an oversized window. The spa-like



ensuite invites indulgence with a steam shower, heated towel rack, wine fridge, and custom closet. Along with the primary suite, you will find one bedroom on the main floor, with two additional rooms on the 2nd floor. Secure your own piece of private paradise today.

Built in 2012

Essential Information

ListingFeed	abor_vow
MLS® #	9342245
List Price	\$1,950,000
Sale Price	\$1,800,000
Sale Date	August 31st, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,307
Acres	0.39
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2612 Arion Circle
Subdivision	Woods Of Greenshores Sec 1 Ame
City	Austin
County	Travis
State	TX
Zip Code	78730

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Propane, Sewer Available, Water Available
Features	Community Mailbox, Courtyard, Gated, Lake, Park
Parking	Attached, Door-Multi, Garage, Garage Faces Side

# of Garages	3
View	Park/Greenbelt, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Marble, Tile, Wood
Appliances	Bar Fridge, Built-In Oven, Convection Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Water Softener Owned, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas Log, Living Room, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Entrance, Private Yard, Uncovered Courtyard
Lot Description	Backs to Greenbelt/Park, Interior Lot, Landscaped, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Screens, Window Coverings
Roof	Composition
Construction	Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum