

# \$1,295,000 - 4104 Hookbilled Kite Drive, Austin

MLS® #9373621

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## \$1,295,000

4 Bedroom, 4.00 Bathroom, 3,988 sqft  
Residential on 0.28 Acres

Spillman Ranch Ph 02 Sec 01, Austin, TX

Breathtaking 4-bedroom, 3.5-bath home with a pool and stunning hill country views on the 15th hole of the PGA-designed Falconhead Golf Club. Perfectly situated on the course where it backs to a greenspace and a tee box, but not in danger of any golf balls. This gorgeous piece of luxury has everything you want: a three-car garage, office, home gym, open floor plan with high ceilings, wood floors and tons of natural light. LOW 1.73 TAX RATE and low HOA fees!! Master downstairs along with a walk-in wine cellar and beautifully updated kitchen, complete with stainless steel appliances, a double oven, walk-in pantry and coffee nook. Outside boasts a balcony for watching sunsets, a spacious and private backyard, fire pit table, huge covered patio and the pool (which has a salt water option.) Also close to a walking path to the acclaimed Lake Travis High School. Come see it today!



Built in 2006

## Essential Information

ListingFeed	abor_vow
MLS® #	9373621
List Price	\$1,295,000
Sale Price	\$1,200,000
Sale Date	October 4th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	3,988
Acres	0.28
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	4104 Hookbilled Kite Drive
Subdivision	Spillman Ranch Ph 02 Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78738

### **Amenities**

Utilities	Cable Available, Fiber Optic Available, Natural Gas Available, Phone Available, Sewer Available
Features	Common Grounds/Area, Golf, Pet Amenities, Playground, Park, Trails/Paths
Parking	Attached, Garage
# of Garages	3
Garages	Garage Door Opener
View	Golf Course, Hills, Pool, Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Double Oven, Dishwasher, Disposal, Gas Oven, Gas Range, Refrigerator, Wine Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Landscaped, On Golf Course, Sprinklers Automatic, Sprinklers On Side, Trees Medium Size, Views
Windows	Double Pane Windows, Window Treatments
Roof	Spanish Tile
Construction	Masonry, Stone, Stucco
Foundation	Slab

## **School Information**

District	Lake Travis ISD
Elementary	Lake Pointe
Middle	Bee Cave Middle School
High	Lake Travis