

\$1,093,525 - 14716 Marchesa Drive, Austin

MLS® #9389000

\$1,093,525

4 Bedroom, 4.00 Bathroom, 2,635 sqft
Residential on 0.18 Acres

Clubhouse Village at Falconhead, Austin, TX

Clubhouse Village is a secluded, boutique section of Falconhead located adjacent to Falconhead Golf Club. The last remaining new construction in the area! Stunning modern architecture pays homage to the natural elements of the hill country. Sleek lines, natural stones and wood accents cultivate simplistic luxury. Recently designed open concept two story plan is anchored by a great room perfect for family enjoyment, entertainment, or a relaxing movie night. Cozy up and enjoy the fireplace! Kitchen sets a high bar for anyone with an eye for design. Center service island with stainless steel dishwasher and large single basin sink. Built-in refrigerator, commercial style 6 burner gas range AND beverage fridge. Beautiful white and gray cabinetry and modern/transitional finishes. Light and bright - a perfect palette for any decor. The 4BR, 4 BTH, PLUS GAME ROOM floor plan offers superb function. Primary suite is ample with huge walk-in closet. Primary bath includes stand alone soaker tub, large walk-in shower with glass frame, and dual-vanities. Secondary bedroom on main floor provides a true guest suite, complete with walk-in closet and full bath across the hall. Upstairs, each bedroom has access to their own full bath. Game room is situated between the bedrooms, offering seclusion and privacy for all. Outdoors: An oasis awaits you. Low maintenance yard size; by design. Gorgeous views of the hill country with trees onsite. Large covered patio perfect



for year-round enjoyment. Access under-stair storage from within the garage for luggage/tools/seasonal items. LOCATION: Minutes from shopping, dining, entertainment and schools. 20 minutes to downtown Austin, 25 minutes to ABIA. Home scheduled for January completion. Lock in your price today! New tax rate 1.74%! Contact Prominence Homes Sales Center for more information.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	9389000
List Price	\$1,093,525
Sale Price	\$1,093,525
Sale Date	March 23rd, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,635
Acres	0.18
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	14716 Marchesa Drive
Subdivision	Clubhouse Village at Falconhead
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities Cable Available, Electricity Connected, Propane, Sewer Connected, Water Connected, Underground Utilities

Features	Clubhouse, Community Mailbox, Curbs, Golf, Playground, Park, Trails/Paths
Parking	Attached, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Refrigerator, Convection Oven, Free-Standing Gas Range, Disposal, Gas Range, Microwave, Plumbed For Ice Maker, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Landscaped, Sprinklers Automatic
Windows	Low Emissivity Windows, Vinyl
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

School Information

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