

\$1,500,000 - 10305 Lavon Bend, Austin

MLS® #9662873

\$1,500,000

5 Bedroom, 5.00 Bathroom, 5,193 sqft
Residential on 0.23 Acres

Heritage Oaks At Pearson, Austin, TX

*Multiple offers - highest & best by 10am Wed. 4/19 * Nestled in Austin's prestigious Brushy Creek neighborhood, surrounded by lush native landscaping and abundant greenspaces. The open concept layout highlights exposed beams, arched passageways, prominent baseboards, pristine crown-molding, and luxury hardwood flooring throughout. The kitchen centers around an oversized island and features chef-grade appliances, gorgeous tile backsplash, and a walk-in pantry. The space looks out over the great room and the informal dining area, soaking in the natural light from the bay of windows that line the back of the home. The great room is adorned with a prominent stone fireplace and stylish wood mantelpiece. A large space for formal dining is just off the main entryway, as is the dedicated study, and the artisan spiral staircase. The owner's suite with coffered accent wall and coved ceiling create an opulent feel. The en suite, equipped with separate full-sized vanities, a deep soaking tub, walk-in shower, and walk-in closet complete with an island. In addition to more bedrooms, the home's second level includes a game room or flex space, home theater room, jack-and-jill bathrooms, and a grand balcony that overlooks the backyard and greenbelt. The property has been upgraded extensively both inside and out. New features include a stunning backyard pergola, well-appointed wooden accent walls in the study and upstairs bedroom, and a gorgeous



tiled wall in the dining area. The home is also equipped with a custom electric package that includes smart light switches throughout, as well as Sonos surround sound speakers in multiple rooms and on the patio. The motorized, cordless roller shades throughout the home can be controlled using wall-mounted remotes which allow for the regulation of natural light. This level of customization, combined with the much sought-after location near shopping, dining, and highly rated schools, this property is sure to go fast.

Built in 2016

Essential Information

ListingFeed	abor_vow
MLS® #	9662873
List Price	\$1,500,000
Sale Price	\$1,435,000
Sale Date	June 15th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,193
Acres	0.23
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	10305 Lavon Bend
Subdivision	Heritage Oaks At Pearson
City	Austin
County	Williamson
State	TX
Zip Code	78717

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	Playground, Park, Pool, Tennis Court(s)
Parking	Attached, Garage Faces Front, Garage
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Oven
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, Ceiling Fan(s), ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Sprinklers In Ground
Windows	None
Roof	Composition, Shingle
Construction	Brick Veneer, HardiPlank Type, Masonry, Stone Veneer
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Elsa England
Middle	Pearson Ranch
High	McNeil