

# \$1,650,000 - 6708 Midwood Parkway, Austin

MLS® #9753208

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## \$1,650,000

4 Bedroom, 5.00 Bathroom, 4,309 sqft  
Residential on 1.13 Acres

Hill Country Ph 02-A, Austin, TX

**Price Improvement - A Unique Gem Awaits!**  
This extraordinary, sprawling single-story residence, nestled on just over an acre, offers a private sanctuary that's a true find in West Austin. With a picturesque backdrop of green space and featuring a pristine sparkling pool + spa, it creates a serene Hill Country ambiance, all while being mere minutes away from shops, restaurants and markets. A convenient drive to Downtown Austin and just minutes to The Hill Country Galleria. **Exceptional Space and Luxury:** Boasting expansive living space, this home features 4 bedrooms plus an office, 3 full baths and 2 half baths. You'll discover three distinct living areas and two elegant dining spaces, providing abundant room for both solitude and gatherings. **Entertainer's Paradise:** Bathed in natural light, this home is a host's dream. An abundance of windows invites the outdoors in, creating a seamless connection with excellent outdoor spaces that beckon for relaxed gatherings and enjoyment. **Unmatched Craftsmanship:** This home stands as a true masterpiece, showcasing architectural brilliance and unparalleled build quality, setting it apart from others in the neighborhood. **Educational Convenience:** For families seeking top-tier educational options, you'll find quick access to esteemed private schools such as St. Andrew's Upper School, St. Michael's School, St. Gabriel's School, Regents School, and the Waldorf School, all within a short distance. **A Truly Special Find:** This property is genuinely unique, and its true



value can only be appreciated by seeing it in person. Don't wait to find an oasis that uncovers all the remarkable assets this one-of-a-kind home has to offer.

Built in 1994

### Essential Information

ListingFeed	abor_vow
MLS® #	9753208
List Price	\$1,650,000
Sale Price	\$1,500,000
Sale Date	July 2nd, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,309
Acres	1.13
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	6708 Midwood Parkway
Subdivision	Hill Country Ph 02-A
City	Austin
County	Travis
State	TX
Zip Code	78736

### Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Propane, Water Available
Features	None
Parking	Door-Multi, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener

View	Hills
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dryer, Dishwasher, Disposal, Microwave, Water Purifier Owned, Refrigerator, Stainless Steel Appliance(s), Wine Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Level, Open Lot, Many Trees, Trees Large Size
Windows	Blinds, Plantation Shutters, Window Treatments
Roof	Tile
Construction	Masonry, Stone Veneer
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Baldwin
Middle	Small
High	Bowie