

\$1,180,000 - 7100 Vicenza Drive, Austin

MLS® #9802338

\$1,180,000

4 Bedroom, 4.00 Bathroom, 3,364 sqft
Residential on 0.28 Acres

Avana Ph Two Sec Two, Austin, TX

Fall in love with this gorgeous home in Circle C Avañ±a, a tranquil and friendly community nestled in the beautiful hills of Southwest Austin. This home has tons of custom touches throughout and lives like a comfortable one-story with all 4 spacious bedrooms, 3 full bathrooms and a private office on the main floor. Head upstairs to retreat to the bonus game room & additional 4th full bath room on the 2nd floor. The heart of the home is the stunning gourmet style kitchen with tons of counter and cabinet space, KitchenAid appliances, and a huge kitchen island that overlooks the living room, formal dining room and breakfast area. Additional bonus features are the convenient mudroom/drop zone, very spacious laundry room and 2.5 car garage. Step into the backyard oasis with a covered outdoor dining space, surrounded by custom floral landscaping and a built-in fire pit for friends and family to gather around and make special memories together. In addition, you'll love the spacious side yards for playtime - kicking the soccer ball or playing catch! Enjoy four neighborhood pools, tons of hiking/biking trails, parks, playgrounds and Hays County taxes w/ city of Austin services. Home is zoned for Austin ISD - Bear Creek Elementary, Gorzycki Middle School and Bowie High School, all highly rated public schools. In addition, Veritas, a private school within the neighborhood and nearby new Valor school location opening in the fall. Lots of fun and delicious restaurants, shopping and Alamo



draffhouse movie theatre just minutes away.

Built in 2018

Essential Information

ListingFeed	abor_vow
MLS® #	9802338
List Price	\$1,180,000
Sale Price	\$1,147,500
Sale Date	June 26th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,364
Acres	0.28
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	7100 Vicenza Drive
Subdivision	Avana Ph Two Sec Two
City	Austin
County	Hays
State	TX
Zip Code	78739

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Common Grounds/Area, Playground, Park, Pool, Sidewalks
Parking	Garage Faces Front, Garage, See Remarks
# of Garages	3
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Free-Standing Range, Gas Cooktop, Disposal, Refrigerator, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
Stories	One and One Half

Exterior

Exterior Features	Exterior Steps
Lot Description	Sloped Down, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground
Windows	Shutters
Roof	Composition
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Bear Creek
Middle	Gorzycki
High	Bowie