

\$1,450,000 - 1507 Canyon Edge Drive, Austin

MLS® #9833063

\$1,450,000

4 Bedroom, 3.00 Bathroom, 2,499 sqft
Residential on 0.43 Acres

Austin Lake Hills Sec 02, Austin, TX

This beautiful modern-style open floor plan with 4 bedroom, 3 bath, and bonus room, has an abundance of light enhanced by white oak floors, white cabinetry, and clean lines.

Multi-level decks overlooking creek area with beautiful mature trees. The living and dining area flow into the kitchen that boasts a large island with quartz countertop. Built-in bookcase on the first floor and a built-in desk in the bonus room up. The primary bath has a free-standing soaking tub, oversized shower and a walk-in closet. There is also a Tesla charger. Low 1.7 % tax rate. Built in 2021, the home is located in a quiet lakeside neighborhood zoned in Eanes ISD. The home has been pre-inspected and appraised. New owners have the opportunity to join the voluntary Lake Hills Park Association for access to the lakeside park, gated parking, guarded swimming pool, dock, and boat ramp. Walk to the neighborhood coffee shop Civil Goat or easily access Hill Country Galleria and all of West Lake and Rollingwood's amenities just 10 minutes away and 11 miles away from downtown Austin. This is a very special property that stands out from the rest.



Built in 2021

Essential Information

ListingFeed abor_vow

MLS® # 9833063

List Price	\$1,450,000
Sale Price	\$1,375,000
Sale Date	June 28th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,499
Acres	0.43
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1507 Canyon Edge Drive
Subdivision	Austin Lake Hills Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Propane
Features	Park, See Remarks
Parking	Driveway, Garage
# of Garages	2
View	Canyon
Waterfront	See Remarks

Interior

Interior	Wood
Appliances	Built-In Oven, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan
Heating	Central, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters, See Remarks
Lot Description	Sprinklers Automatic, Trees Medium Size
Windows	Vinyl
Roof	Metal
Construction	Brick, HardiPlank Type
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake