

# \$1,265,000 - 8310 Arboles Circle, Austin

MLS® #9864125

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## \$1,265,000

4 Bedroom, 4.00 Bathroom, 3,260 sqft  
Residential on 1.20 Acres

Goldenwood West Sec 2, Austin, TX

This incredible 3/3 Main Home PLUS a private, income-producing 1/1 guest house is turn-key ready for its new owner. Located in the Goldenwood West neighborhood in Driftwood, 8310 Arboles is robust with native trees, providing plenty of privacy and summertime shade and multiple porches to enjoy your morning coffee. Recently updated head-to-toe, here is your opportunity to live your hill-country dreams while also generating revenue. Â

TheÂ 3/3 Main Home is perfect for relaxing with family or entertaining guests. Â Through the foyer, you areÂ welcomedÂ into the living room with its stately stoned fireplace and tall ceilings. Â The massive firstÂ floor also contains the beautiful kitchen with its hammered copper apron sink, a large dining room with amazing natural light, a newly added fullÂ bathroom andÂ laundry room, plus aÂ studio space with twoÂ steel French Doors. Upstairs you will find the large primary suite updated with a soaking tub, shower, double vanity, walk-in closet and private water closet. Two secondary bedrooms with a renovated shared hall bath are also on the second floor.

Follow the gravel path off the back porchÂ to find the guest house. This income-producing casita, dubbed "The Nest", was originally created as a recording studio. With 400sf of interior space, soaring ceilings, custom bookcases, two loft spaces, two sound



proofed rooms, and an outdoor kitchenette and bathroom,Â The Nest offers a private oasis of creative space for guests or yourself. Â

The parking area includes Two Tuff Sheds (10â€™x16â€™ and 10â€™x12â€™) w/ electricity/loft space for storage/flex use. There is also room for an RV with 30 and 50 amp service plugs.

The entire home has been upgraded in the last two years including a new kitchen, expanded downstairs bath and renovated existing bathrooms, all new Pella windows, steel doors, Hardiplank siding, new paint, landscaping upgrades, cedar post fencing and a 5,000 gal rain-water capture.

Built in 1985

### Essential Information

ListingFeed	abor_vow
MLS® #	9864125
List Price	\$1,265,000
Sale Price	\$1,125,000
Sale Date	July 7th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,260
Acres	1.20
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	8310 Arboles Circle
Subdivision	Goldenwood West Sec 2

City	Austin
County	Hays
State	TX
Zip Code	78737

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Barbecue, Common Grounds/Area, Community Mailbox, Playground, Park, Pool, Tennis Court(s)
Parking	Driveway, Electric Vehicle Charging Station(s), Oversized
View	Trees/Woods
Waterfront	None

### **Interior**

Interior	Bamboo, Slate
Appliances	Dryer, Dishwasher, Gas Range, Microwave, Oven, Refrigerator, Water Softener Owned, Stainless Steel Appliance(s), Tankless Water Heater, Washer
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, RV Hookup, Dog Run, Playground
Lot Description	Cul-De-Sac, Landscaped, Level, Native Plants, Private, Many Trees
Windows	Drapes, ENERGY STAR Qualified Windows, Screens
Roof	Shingle
Construction	HardiPlank Type, Masonry
Foundation	Slab

### **School Information**

District	Dripping Springs ISD
Elementary	Cypress Springs
Middle	Sycamore Springs

High

Dripping Springs