

\$1,849,000 - 1201 Lipan Trail, Austin

MLS® #9872916

\$1,849,000

4 Bedroom, 4.00 Bathroom, 3,498 sqft
Residential on 0.27 Acres

Austin Lake Hills Sec 01, Austin, TX

Welcome to Cuernavaca's newest addition, 1201 Lipan Trl. Tucked away on a quiet cul de sac, Live Oak trees perfectly frame the stucco and wood exterior. Inside is an expansive open floor plan with a dedicated dining space, architectural metal stair case and large kitchen with dual soap stone islands. Custom details are throughout including built in wine cubbies, open shelving and coffee station/appliance station in the walk in pantry. Kitchen is complete with high end Jenn-Air appliances including 6 burner range, dishwasher, 48" refrigerator (will be installed prior to closing) and built in microwave. Transition seamlessly into the living space anchored by a direct air fireplace and 22 ft vaulted ceilings with thoughtful sky lights and picture windows allowing natural light to flood the space. Off the living space is the primary suite with ensuite bathroom featuring dual soapstone vanities, oversized soaker tub and large walk in shower and closet. Main level is complete with a laundry room, full guest bathroom and dedicated office or overflow guest room. Upstairs are 3 additional bedrooms including 2 joined by a jack and jill bathroom and the 4th with an en suite bathroom, a great option for a MIL suite or guest bedroom. 2 bonus flex spaces are also upstairs, great for offices, gym, playroom and/or 2nd living room. In the backyard is the swimming pool and deck, covered patio off the primary, and fully sodded yard with irrigation. Additional upgrades include: metal roof, spray foam in exterior



walls and roof decking, sound proof batt interior walls, smooth level 4 walls, Black, aluminum thermal break Marvin windows, solid core interior doors, European white oak floors and custom steel glass entry door. Zoned for highly rated Eanes ISD and direct lake access in the neighborhood, this home has it all.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	9872916
List Price	\$1,849,000
Sale Price	\$1,835,000
Sale Date	April 6th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,498
Acres	0.27
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1201 Lipan Trail
Subdivision	Austin Lake Hills Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Features	None
Parking	Attached, Driveway, Garage Faces Front, Garage, Electric Vehicle

	Charging Station(s)
# of Garages	2
View	None
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Level
Windows	Aluminum Frames, Double Pane Windows, Skylight(s)
Roof	Metal
Construction	HardiPlank Type, Concrete, Stucco, Wood Siding, Spray Foam Insulation
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake