

\$499,500 - 1403 Willow Brook Trail, Taylor

MLS® #533222

\$499,500

4 Bedroom, 3.00 Bathroom, 2,541 sqft
Residential on 0.26 Acres

Cuba John M Sec 02, Taylor, Texas

Motivated Seller! Nestled within Hunter's Run, Taylor's premier mature subdivision, this charming home enjoys a prime location just 1 mile from HEB, Walmart, and Baylor Scott and White Hospital and Clinic. Additionally, it's conveniently situated 2 miles from the vibrant downtown area and within 3 miles of the anticipated \$17 billion Samsung manufacturing facility set to open in the fall of 2024.

Commuting is a breeze with a 30-minute drive to Tesla's new EV Auto assembly plant and only 25 minutes to the renowned Kalahari Resort in Round Rock via Hwy 79. Downtown Austin, famed for its 6th street nightlife, is accessible in approximately 35 minutes, while the picturesque Texas Hill Country awaits less than an hour's drive away. This inviting home boasts a striking curb appeal, adorned with large oak trees, including a captivating scarlet oak displaying stunning fall colors. Step through the high double-column entry into the thoughtfully designed 3-bedroom, 3-bathroom layout, ideal for both entertaining and family living. The open-concept design seamlessly blends separate living and dining areas with a family room/kitchen combination, featuring a long breakfast bar and a separate eating area. Large windows throughout, including high transom windows, create an airy ambiance, accentuated by 10' ceilings adorned with 4" crown molding. Inside, a spiral staircase in the family room leads to a spacious bonus room, offering endless possibilities for use — whether as a playroom, gym, home classroom,



or even an extra bedroom. The expansive primary suite features two large walk-in closets, a 5' step-in shower, and a relaxing garden tub. A cozy sitting area within the primary bedroom offers a tranquil space for unwinding before bedtime, with a private exterior access door leading to the covered patio and deck. On the opposite side of the home, two generously sized bedrooms each offer access to their own bathrooms and ample closet space.

Built in 1994

Essential Information

MLS® #	533222
Price	\$499,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,541
Acres	0.26
Year Built	1994
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

Community Information

Address	1403 Willow Brook Trail
Subdivision	Cuba John M Sec 02
City	Taylor
County	Williamson
State	Texas
Zip Code	76574

Amenities

Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available
Features	None

Parking	Attached, Garage, Oversized
# of Garages	2
Garages	Garage Door Opener
View	None

Interior

Interior	Carpet, Ceramic Tile, Laminate
Appliances	Dishwasher, Disposal
Heating	Central, Natural Gas
Cooling	Central Air, Electric, 1 Unit
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Covered Patio, Deck, Outdoor Grill, Porch, Private Yard, Storage
Roof	Composition, Shingle
Construction	Brick
Foundation	Slab

School Information

District	Taylor ISD
Middle	Taylor Middle School
High	Taylor High School

Additional Information

Date Listed	February 8th, 2024
Days on Market	139

Listing Details

Listing Office	Robert Slack LLC
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