

# \$398,900 - 6201 Diamondleaf Bend, Austin

MLS® #543476

**\$398,900**

4 Bedroom, 3.00 Bathroom, 2,383 sqft  
Residential on 0.16 Acres

Forest Bluff Sec 6, Austin, Texas

OPEN HOUSE SATURDAY JULY 27TH 10 - NOON\*\*\*Seller is offering a 1-1 BUY DOWN

ON THE INTEREST RATE with accepted Offer. \*\*\* See Brochure in the

docs\*\*\*Introducing this Stunning Home with all

the Bells & Whistles. Corner lot Covered patio overlooks large privacy fenced Backyard

Security & Solar Systems in place. Open floor plan with Trendy lighting and tons of storage.

Includes 2 living areas, 4 Spacious Bedrooms plus Study, dedicated laundry room Kitchen

features Breakfast Bar, Walk in pantry and Granite counters Primary Bedroom on the

main floor with Large walk in closet and Custom Walk in Shower. Second floor boasts

Large Game room with Projection TV system. Ceiling fans throughout the house. Privacy

Fenced backyard. Extended Patio partially covered. Wood and Tile floors. Amenities too

many to list. Just minutes ABIA and TESLA Centrally located for Commuters or make the

Study your Home Office- Possibilities are endless â€“ near Schools and Toll Roads

Built in 2018

## Essential Information

MLS® # 543476  
Price \$398,900  
Bedrooms 4  
Bathrooms 3.00  
Full Baths 2



**Lower Your Payment** with our **1-1 BUYDOWN PROGRAM**

When it comes to financing your new home, you have options!

With a 1-1 Buydown, you get a 30-year fixed interest rate, but your first and second year payments are based on a 1% rate discount. Even better, the cost for the program is paid by the seller, builder, or lender. This allows you to ease into your mortgage payments.

**1-1 Rate Buydown Program Example:**

Year	Rate	Borrower portion of principal & interest	Monthly buydown amount	Total principal & interest payment
1-2	6.25%	\$1,970	\$213	\$2,183
3-30	7.25%	\$2,183	\$0	\$2,183

Example based on Loan Amount of \$320,000, LTV 80% (based on \$400,000 purchase price), \$80,000 down payment, 30-year fixed rate conforming loan, interest rate 7.25%, APR 7.29%, 360 principal and interest payments of \$2,183 with 24-months subsidized payments as indicated above. Payment does not include property taxes or hazard insurance; total monthly expense will be higher than the payment listed. Actual rate and APR may change.

This is just one of the many ways that we can help make buying your new dream home a reality. **Contact us today to learn more!**

**Wesley Engeling**  
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Half Baths	1
Square Footage	2,383
Acres	0.16
Year Built	2018
Type	Residential
Sub-Type	Single Family
Status	Active

### **Community Information**

Address	6201 Diamondleaf Bend
Subdivision	Forest Bluff Sec 6
City	Austin
County	Travis
State	Texas
Zip Code	78724

### **Amenities**

Utilities	Electricity Available, Other, See Remarks
Features	Playground, Trails/Paths, Curbs, Street Lights
Parking	Attached, Garage Faces Front, Garage
# of Garages	2
View	None

### **Interior**

Interior	Carpet, Hardwood, Tile, Vinyl
Appliances	Dishwasher, Disposal, Some Electric Appliances, Range
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Covered Patio, Private Yard
Windows	Window Treatments
Roof	Composition, Shingle
Construction	HardiPlank Type, Masonry, Stone Veneer
Foundation	Slab

### **School Information**

District Del Valle ISD

### **Additional Information**

Date Listed May 9th, 2024

Days on Market 51

HOA Fees 36

HOA Fees Freq. Monthly

### **Listing Details**

Listing Office Landera Realty LLC

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