

# \$500,000 - 12706 Possum Hollow Drive, Austin

MLS® #544509

## \$500,000

3 Bedroom, 3.00 Bathroom, 2,377 sqft  
Residential on 0.16 Acres

Hunters Chase, Austin, Texas

Live your best life in NW Austin! Toss the "cookie cutter" homes aside because you've found a house with a unique look in the desirable Hunters Chase subdivision. Wham! You're suddenly back to the future in this circa 1985 home offering the perfect blend of suburban living and chic urban style. Take in the wow-factor cathedral ceilings, floor-to-ceiling fireplace, and Madman-style wet bar that would make Don Draper proud.

The community POA offers affordable amenities like a sparkling pool, splash pad, tennis court, parks/trail/playscape a few blocks from the house.

The best part? You are situated in NW Austin's vibrant tech sector, making this property a central location near the hippest of employers, think: Apple and Samsung. The convenient major thoroughfares allow easy access to upscale dining, shopping, and entertainment like iFly, Austin's FC Q2 Stadium, and The Domain where you can groove the night away. Appraisal District shows 2377 sqft with 3 well-proportioned bedrooms, 2.5 baths, 2 dining areas, a main living and small sunroom.

Food prep is a breeze due to the extensive kitchen counter space. Other conveniences include a center island topped w/ granite, smooth surface cooktop w/ downdraft, stainless appliances, double pantries, and



42â€• upper cabinets w/ glass accents. The main bedroom downstairs offers privacy and 1st-floor convenience. Ensuite with updated walk-in shower, double vanities, soaking tub, ample closet space, and built-in safe (which conveys!) A convenient Jack-and-Jill bathroom connects two upstairs bedrooms with recent, never-lived-on carpet.

Nestled on a quiet cul-de-sac, the house sits off the street, slightly hidden by trees and lush, low-maintenance landscaping. The exterior is a combination of brick and siding. You can grab this excellent Austin address while staying within the boundary of Round Rock's award-winning schools. It's a no-brainer, this is a win-win!

Built in 1985

### **Essential Information**

MLS® #	544509
Price	\$500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,377
Acres	0.16
Year Built	1985
Type	Residential
Sub-Type	Single Family
Style	None
Status	Active

### **Community Information**

Address	12706 Possum Hollow Drive
Subdivision	Hunters Chase
City	Austin
County	Williamson

State Texas  
Zip Code 78729

### Amenities

Utilities Electricity Available, Natural Gas Available, Underground Utilities, Phone Available  
Features Dog Park, Playground, Sport Court(s), Trails/Paths, Community Pool, Curbs, Park, Street Lights  
Parking Attached, Door-Single, Garage Faces Front, Garage  
# of Garages 2  
View None

### Interior

Interior Carpet, Laminate, Tile  
Appliances Dishwasher, Disposal, Gas Water Heater, Some Electric Appliances, Microwave, Built-In Oven, Cooktop, Down Draft, Electric Cooktop, Oven  
Heating Central, Fireplace(s), Multiple Heating Units, Natural Gas  
Cooling Central Air, 2 Units, Zoned  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Great Room  
# of Stories 2  
Stories Two

### Exterior

Exterior Features Private Yard, Deck  
Windows Plantation Shutters, Skylight(s)  
Roof Composition, Shingle  
Construction Masonry, Brick Veneer, Frame, Vertical Siding  
Foundation Slab

### School Information

District Round Rock ISD  
Elementary Pond Springs Elementary School  
Middle Deerpark Middle School  
High McNeil High School

### Additional Information

Date Listed May 18th, 2024  
Days on Market 62

HOA Fees 100  
HOA Fees Freq. Quarterly

### **Listing Details**

Listing Office Keller Williams Realty Lone St

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