

# \$580,000 - 11511 Sombrero Drive, Austin

MLS® #545847

## \$580,000

3 Bedroom, 2.00 Bathroom, 1,680 sqft  
Residential on 0.56 Acres

Village San Leanna Add 02, Austin, Texas

Price reduction and motivated seller! Rare opportunity to own 0.56 acres on a corner lot in South Austin's, Village of San Leanna! Surrounded by the privacy of empty neighboring lots and many mature trees, you feel like you are in the country, yet mere minutes to all the amenities of Austin. This 3/2 home has brand new double-pane windows throughout, with a lifetime warranty. The HVAC was replaced in 2019 and the roof replaced last year. The huge 0.56 acre lot includes a 12' x 9' storage building with electricity and a 24' x 30' insulated, electric, heated/cooled shop on slab foundation with a roll-up door. This area can easily be converted to living quarters for immediate family members, a workout room, or office. As is, it's the perfect place to use for projects or extra storage for trailers, boats, etc. The fence surrounding the property was custom built and has welded steel posts. There are 4 raised planter beds for gardening enjoyment. The Village of San Leanna has a community park and playground and no HOA fees. The Village also provides restrictions that allow flexibility on additional buildings on the property ( see attached Zoning Ordinances). Water is provided through the Village and is from City of Austin at a minimal cost. Don't miss out on your chance for a country feeling footprint in the city!

Built in 1989



## Essential Information

MLS® #	545847
Price	\$580,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,680
Acres	0.56
Year Built	1989
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

## Community Information

Address	11511 Sombrero Drive
Subdivision	Village San Leanna Add 02
City	Austin
County	Travis
State	Texas
Zip Code	78748

## Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Trash Collection Private
Features	Park, Playground
Parking	Garage Faces Front
# of Garages	2
View	None

## Interior

Interior	Tile, Vinyl, Marble
Appliances	Dishwasher, Electric Cooktop, Disposal, Microwave, Oven, Water Heater, Some Electric Appliances, Cooktop, Water Softener Owned
Heating	Electric
Cooling	Central Air, Electric, 1 Unit
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

# of Stories	1
Stories	One

### Exterior

Exterior Features	Covered Patio, Storage
Lot Description	235' x 104'
Roof	Composition, Shingle
Construction	Brick, HardiPlank Type
Foundation	Slab

### School Information

District	Austin ISD
Elementary	Menchaca Elementary School
Middle	Paredes Middle School
High	Akins High School

### Additional Information

Date Listed	June 1st, 2024
Days on Market	39

### Listing Details

Listing Office	Keller Williams - Lake Travis
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