

\$775,000 - 12407 W Cow Path, Austin

MLS® #549278

\$775,000

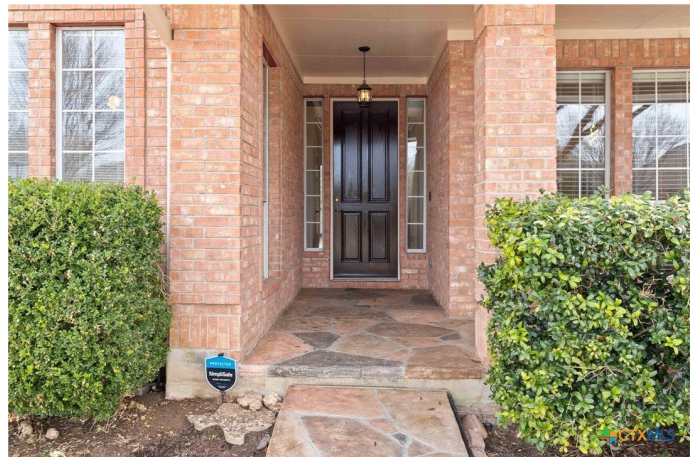
3 Bedroom, 3.00 Bathroom, 2,929 sqft
Residential on 0.20 Acres

Angus Trail Sec 01-A, Austin, Texas

This captivating two-story brick residence exudes the elegance & allure of a model home. Situated in the heart of NW Austin's Angus Valley enclave, a charming community free from HOA fees, boasting tree-lined streets and a welcoming atmosphere. Nestled in the bustling North Austin tech corridor, this tranquil neighborhood offers proximity to top-rated Davis Elementary School, The Domain, Arboretum, Grocery stores, Pharmacies, & Major tech companies like Apple, IBM, and the Q2 Stadium. Yet, Angus Valley maintains its serene charm, providing a retreat "off the beaten path."

This 3-bedroom, 3-bathroom home showcases a grand Primary Suite with vaulted ceilings, an expansive bathroom with a double vanity, a frameless shower, a garden tub with glass block windows, & California-style walk-in closet. Step out of the Primary Suite into your private 182 sq ft sunroom overlooking the backyard oasis. Upstairs, discover a second bedroom with a walk-in closet and a spacious "loft" recreation room.

As you enter, a stunning light fixture commands attention above the vaulted front entryway, welcoming you into the airy living room & gourmet kitchen. The kitchen boasts stainless steel appliances, granite countertops, and a separate butler service pantry with a wine fridge.



The main level features a versatile third bedroom, A formal dining room, a spacious family room, and a cozy breakfast nook. Large windows flood the space with natural light, offering tranquil views of the lush backyard and trees. Unwind by the gas log fireplace on chilly evenings.

Additional features include a flagstone quartz coat walkway, covered porch and patio, solar screens, covered gutters, lawn sprinklers, insulated garage doors, a whole-house In-Duct HVAC UV air purification system, newly installed Stainmaster carpeting upstairs, and a storage shed. This meticulously maintained 2,929-square-foot home epitomizes the perfect home in an unbeatable location.

Built in 1994

Essential Information

MLS® #	549278
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,929
Acres	0.20
Year Built	1994
Type	Residential
Sub-Type	Single Family
Style	Contemporary/Modern
Status	Active

Community Information

Address	12407 W Cow Path
Subdivision	Angus Trail Sec 01-A
City	Austin
County	Travis
State	Texas

Zip Code 78727

Amenities

Utilities Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Trash Collection Public, Underground Utilities

Features None, Curbs, Gutter(s), Street Lights, Sidewalks

Parking Attached, Garage Faces Front, Garage

of Garages 2

Garages Garage Door Opener

View None

Interior

Interior Carpet, Combination, Hardwood, Tile

Appliances Dryer, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Refrigerator, Vented Exhaust Fan, Washer, Some Electric Appliances, Some Gas Appliances, Built-In Oven, Cooktop

Heating Multiple Heating Units, Natural Gas

Cooling Electric, 3+ Units

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room

of Stories 2

Stories Two

Exterior

Exterior Features Awning(s), Balcony, Porch, Patio, Private Yard, Rain Gutters, Storage

Windows Double Pane Windows

Roof Composition, Shingle

Construction Brick, Masonry

Foundation Slab

School Information

District Austin ISD

Elementary Davis Elementary School

Middle Murchison Middle School

High Anderson High School

Additional Information

Date Listed July 1st, 2024

Days on Market 10

Listing Details

Listing Office Realty Texas LLC

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