

\$394,900 - 1206 Dillon Lake Bend, Leander

MLS® #1807777

\$394,900

3 Bedroom, 2.00 Bathroom, 1,376 sqft
Residential on 0.15 Acres

Block House Creek Ph D Sec 01, Leander, TX

Welcome to this charming 1 story Block House Creek home-completely updated, remodeled and ready to move in! The home has tons of natural light, high ceilings, new interior paint, an open floor plan with new luxury vinyl flooring throughout the home and tile in the bathrooms. NO CARPET! NEW ROOF! Picture yourself enjoying the spacious great room with its gas fireplace and mantel. The kitchen has quartz countertops, new stainless steel sink and garbage disposal, new tile backsplash, storage, and new LG Thin Q stainless steel appliances (7/2021). The dining area is convenient to the kitchen for family meals and entertaining. The laundry room/pantry is centrally located for easy access. The large primary bedroom suite features a huge walk-in closet and bathroom with double vanities, storage, a garden tub/separate shower and designer touches including a ship lap look feature wall and new fixtures. The other bedrooms are perfect for kids, an office or guest room. There is a new automatic garage door opener with remote and keypad (wifi compatible) for the two car garage. Window screens are in the garage. Step outside to a fully landscaped front and backyard with automatic sprinklers, and covered patios. The backyard is an entertainers' delight with its covered patio, firepit area, mature trees, fully fenced, and plenty of room to garden, relax and play. The front covered patio is perfect for relaxing and enjoying the landscape. The lawn mower,



appliances and window coverings convey! All this in desirable Block House Creek, a planned master community with pools, parks, club house, tennis courts, sports fields, hiking/walking trails and events, located 20 +/- miles north of Austin. Great schools in Leander ISD! 5 minute drive to the HEB Center, Costco, Wholefoods, restaurants and retail shopping (you can walk there too). Close to the light rail, bus service and toll roads. Every inch of this home has been updated--and it is all great! This property will not last long!

Built in 2001

Essential Information

MLS® #	1807777
Price	\$394,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,376
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	1206 Dillon Lake Bend
Subdivision	Block House Creek Ph D Sec 01
City	Leander
County	Williamson
State	TX
Zip Code	78641

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Available,
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	Water Connected
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Playground, Park, Pool, Planned Social Activities, Sport Court(s), Street Lights, Sidewalks, Tennis Court(s), Trails/Paths, Curbs, Conference/Meeting Room, Suburban, Trash Pickup Door to Door
Parking	Attached, Concrete, Garage Faces Front, Garage, Inside Entrance, Kitchen Level
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Tile, Vinyl
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Free-Standing Gas Range, Free-Standing Refrigerator, Disposal, Gas Range, Gas Water Heater, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s), Gas Oven, Ice Maker
Heating	Central, Fireplace(s), Hot Water, Natural Gas, Ceiling
# of Fireplaces	1
Fireplaces	Gas, Gas Log, Great Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Private, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Sprinklers On Side
Roof	Shingle, See Remarks
Construction	Stone, Vertical Siding
Foundation	Slab

School Information

District	Leander ISD
Elementary	Block House
Middle	Knox Wiley
High	Rouse

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