

# \$825,000 - 3601 Laurel Ledge Lane, Austin

MLS® #1935339

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## \$825,000

4 Bedroom, 3.00 Bathroom, 2,268 sqft  
Residential on 1.23 Acres

Highland Hills Sec 08, Austin, TX

Fantastic opportunity in highly desirable Highland Hills! The home is situated on a beautifully landscaped 1.2-acre lot backing to a greenbelt and a lovely wet weather creek. Kitchen was recently updated with quartz countertops and new cabinetry. The large primary bedroom is situated upstairs with doors opening to a balcony overlooking the greenbelt. Downstairs offers Jack and Jill bedrooms with a shared bathroom. The fourth bedroom would be perfect as a den, home office, or additional bedroom with a great loft space. The roof was replaced in 2015. In 2016, a rear deck was built creating a private place to enjoy the peaceful greenbelt or the sounds from the wet weather creek. The large, flat, tree shaded side yard provides additional, very useable outdoor space or opportunities for exploring adding square footage or a complete renovation. Conveniently located near shopping, restaurants, and employers. View 3D tour here:  
<https://my.matterport.com/show/?m=RcYZhj4UKdg&brand=0&mls=1&>

Built in 1976

## Essential Information

MLS® #	1935339
Price	\$825,000
Bedrooms	4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,268
Acres	1.23
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

### **Community Information**

Address	3601 Laurel Ledge Lane
Subdivision	Highland Hills Sec 08
City	Austin
County	Travis
State	TX
Zip Code	78731

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Sewer Connected, Water Connected
Features	None
Parking	Garage Faces Front, Detached
# of Garages	2
View	Park/Greenbelt, Hills
Waterfront	Seasonal

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dryer, Electric Cooktop, Electric Oven, Electric Water Heater, Disposal
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard
Lot Description	Sprinklers In Ground, Trees Medium Size, Sprinklers Automatic

Roof	Composition
Construction	Frame
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson

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