

\$585,000 - 6726 Poncha Pass, Austin

MLS® #2145241

\$585,000

3 Bedroom, 3.00 Bathroom, 2,270 sqft
Residential on 0.14 Acres

Shadowridge Crossing, Austin, TX

Close to Everything! Grocery Stores, Costco, Torchy's, Chuy's, Lil' Doddy Burger Lab, Banks, Starbucks, Gyms, Parks, etc. The Foyer is a Beautiful Combination of Tile, Crown Molding, and Natural Light. The Formal Dining and Living Area have Crown Molding, Chair Rail, and Beautiful Wood Floors. The Family Room Features an Abundance of Natural Light, Wood Floors, Curved Wall of Windows with a Great View of the Back Yard, Vaulted 2-Story Ceiling, and a Fireplace. Entertaining is a Pleasure with the Open Concept Floorplan. The Chef's Delight Kitchen Features a Large Island, Tile Floors, Backsplash, and the Rich Wood Cabinets are Complimented by Dark Laminate Counters. There are Cabinets Built into the Wall between the Kitchen and the Living Area for Additional Storage. The Kitchen also Enjoys Natural Light from the Living Area and Breakfast Room Windows, plus a Large Window over the Sink. The Powder Room Features a Pedestal Sink, Framed Mirror, and a Window. The Office Overlooks the Back Yard with Great Natural Light:) The Laundry Room is Downstairs, with Built-in Cabinets and a Window. Upstairs is the Owners Suite, with a Coffered Ceiling, Crown Molding, and Ceiling Fan, Providing the Ultimate in Relaxation. French Doors lead to the Ensuite Bath, Featuring Dual Vanities, Walk-in Shower, and a Large Soaking Tub. The Loft/Gameroom Area is Perfect for a Playroom or a TV Room for Movie Nights...Just Add Popcorn! It also has a



Coffered Ceiling and 3 Windows. The Upstairs Hall Bath has a Combination Tub/Shower. 3 more Bedrooms Complete the Upstairs. Outside, the Patio has a New Railing and is the Perfect Spot for Your BBQ Pit! There is also a Planting Bed Outlined with Stones. Enjoy the Beauty and Shade of your Neighbors' Trees just over the fence, which Provide a Good Amount of Privacy. Enjoy Weekend BBQs with Family and Friends on Your Patio and in Your Large Back Yard! Community Pool included in the HOA dues. Close to Hwy 290/Hwy 71 and MoPac.

Built in 2001

Essential Information

MLS® #	2145241
Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,270
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	6726 Poncha Pass
Subdivision	Shadowridge Crossing
City	Austin
County	Travis
State	TX
Zip Code	78749

Amenities

Utilities	Electricity Available, Sewer Available, Water Available, Natural Gas
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	Available
Features	Common Grounds/Area, Pool, Sidewalks, Suburban
Parking	Attached, Door-Multi, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Vinyl
Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Range, Gas Water Heater, Microwave, Plumbed For Ice Maker
Heating	Central, Fireplace(s), Natural Gas
# of Fireplaces	1
Fireplaces	Gas Starter
# of Stories	2
Stories	Two

Exterior

Exterior Features	No Exterior Steps
Lot Description	Back Yard, Interior Lot, Trees Large Size, Front Yard, Gentle Sloping
Roof	Composition
Construction	Brick, HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	Patton
Middle	Small
High	Austin

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