

# **\$840,000 - 3232 Venezia View, Leander**

MLS® #2995060

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## **\$840,000**

4 Bedroom, 5.00 Bathroom, 3,373 sqft  
Residential on 0.21 Acres

Travisso Ph 2 Sec 1e, Leander, TX

"Travisso is a true master-planned community nestled in the dramatic Texas Hill Country just outside of Austin. From the moment you drive into Travisso, you will find an extraordinary community filled with luxuries and beauty unmatched in the area. Take in the breathtaking views and natural scenery, enjoy the outstanding amenities and award winning Palazzo Clubhouse and know that life at Travisso is truly the good life...Surrounded by hiking trails, parks and more than 350 acres of open Hill Country, Travisso offers...the good life." - Community web site.

This Taylor Morrison built Meredien plan is an entertainers dream offering 3327 square feet of luxury. It's only a short golf cart drive to the nearby golf course. The Main bedroom is downstairs with an en suite bathroom featuring separate vanities and a separate garden tub and shower as well as a water closet. DOWNSTAIRS... you will discover a spacious office with built in desks for two and a wall-mounted electric fireplace. The gourmet kitchen features Artisan granite countertops with chiseled edges. Cozy up to the gas fireplace in the living room, which features wood floors, or step out onto the covered patio to enjoy the spectacular view overlooking Travisso and Grand Mesa. The side green space offers the feel of an oversize lot. The main bedroom is also downstairs with it's own ensuite and great view. A second bedroom downstairs features it's own private bath.



UPSTAIRS... is an entertainers delight with a Bar, Game Room and newly remodeled Theater Room with Dolby Atmos Sound system. The third bedroom offers it's own private ensuite while the fourth bedroom offers a Jack-n-Jill bath. What is currently the Bar could easily become a fifth bedroom. A number of smart home features include powered shades and custom lighting in the theater room and Alexa enabled Patio lighting. (Alexa devices excluded) Be aware that about 90% of the furnishings are available for sale. Seller is looking for a 30-60 leaseback.

Built in 2015

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 2995060                 |
| Price          | \$840,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 5.00                    |
| Full Baths     | 4                       |
| Half Baths     | 1                       |
| Square Footage | 3,373                   |
| Acres          | 0.21                    |
| Year Built     | 2015                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active Under Contract   |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3232 Venezia View    |
| Subdivision | Travisso Ph 2 Sec 1e |
| City        | Leander              |
| County      | Travis               |
| State       | TX                   |
| Zip Code    | 78641                |

### **Amenities**

|           |   |
|-----------|---|
| Utilities | Cable Available, Electricity Connected, Natural Gas Connected, High |
|-----------|---|

|              |  |
|--------------|--|
|              | Speed Internet Available, Sewer Connected, Underground Utilities, Water Connected, Cable Connected   |
| Features     | Common Grounds/Area, Clubhouse, Community Mailbox, Courtyard, Fitness Center, Internet Access, Playground, Pool, Tennis Court(s), Trails/Paths, Curbs, Business Center |
| Parking      | Attached, Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Covered   |
| # of Garages | 2  |
| Garages      | Garage Door Opener   |
| View         | Park/Greenbelt, Hills, Neighborhood, Panoramic, Trees/Woods, Golf Course   |
| Waterfront   | None   |

### **Interior**

|                 |   |
|-----------------|---|
| Interior        | Carpet, Laminate, Tile, Slate   |
| Appliances      | Built-In Gas Range, Built-In Oven, Cooktop, Dryer, Dishwasher, Disposal, Gas Water Heater, Microwave, Bar Fridge, Built-In Gas Oven, Built-In Range, Convection Oven, Wine Cooler |
| Heating         | Central, Natural Gas  |
| # of Fireplaces | 1   |
| Fireplaces      | Family Room, Gas, Gas Starter, Gas Log, Glass Doors   |
| # of Stories    | 2   |
| Stories         | Two   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Exterior Steps, Gas Grill, Lighting, Private Entrance, Private Yard, Rain Gutters  |
| Lot Description   | Back Yard, Front Yard, Near Golf Course, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Trees Small Size, Close to Clubhouse, Few Trees, Gentle Sloping, Sprinkler - Rain Sensor, Sprinklers On Side |
| Roof              | Composition  |
| Construction      | Stucco   |
| Foundation        | Slab   |

### **School Information**

|            |                |
|------------|----------------|
| District   | Leander ISD    |
| Elementary | CC Mason       |
| Middle     | Running Brushy |
| High       | Leander High   |

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