

# **\$2,295,000 - 2709 Trail Of Madrones, Austin**

MLS® #3838903

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**\$2,295,000**

4 Bedroom, 4.00 Bathroom, 3,191 sqft  
Residential on 0.64 Acres

Canyon View Estates, Austin, TX

Located in the rolling hill country community of West Lake Hills, this incredible, modern home sits on a spacious .63 acre lot overlooking the grand views this area is so well known for. Tastefully remodeled in 2016, the bright & open floor plan features wide plank white oak hardwood floors, modern light fixtures, a joyful mix of white walls, black wrought-iron, and wood accented walls & ceiling beams.

Kitchen is equipped with caesarstone counter tops, Sub-Zero/Wolf stainless-steel appliances, double-ovens, induction cooktop, breakfast bar, and dining area.

Primary bedroom is on the main level (3 bedrooms total on main level) with stunning master bath, walk-in closet, & private outdoor patio. Lower level offers spacious second living room and a secondary bedroom and bathroom. Take in the spectacular views & dine al fresco on the wrap around balcony. Backyard has been left natural however there is room for a pool and other improvements.

Quiet street with Incredible access to nearby shopping, Lake Austin, Austin Country Club, Eanes ISD Schools, and local favorite restaurants.

Eanes ISD:



Â â€¢Â Bridge Point Elementary

Â â€¢Â Hill Country Middle School

Â â€¢Â Westlake High School

Built in 1972

## Essential Information

MLS® #	3838903
Price	\$2,295,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,191
Acres	0.64
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	2709 Trail Of Madrones
Subdivision	Canyon View Estates
City	Austin
County	Travis
State	TX
Zip Code	78746

## Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected
Features	Internet Access, Shopping
Parking	Additional Parking, Carport, Driveway, Open
View	Canyon, Park/Greenbelt, Hills, Panoramic, Trees/Woods
Waterfront	None

## Interior

Interior	Tile, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Double Oven, Dishwasher, Disposal, Induction Cooktop, Stainless Steel Appliance(s)
Heating	Central, Electric, Zoned
# of Fireplaces	1
Fireplaces	Family Room, Living Room, Blower Fan, Decorative, Electric
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony
Lot Description	Gentle Sloping, Moderate Trees, Native Plants, Views
Roof	Metal
Construction	Frame, Stucco
Foundation	Slab

## School Information

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake

Property Listed by: Compass RE Texas, LLC  
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