

# **\$1,200,000 - 6613 Hot Springs Drive, Austin**

MLS® #6021505

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## **\$1,200,000**

4 Bedroom, 4.00 Bathroom, 3,337 sqft  
Residential on 0.72 Acres

Shadowridge Crossing Sec 09, Austin, TX

Incredibly RARE opportunity to own this picturesque estate home in Shadowridge Estates. There have only been 3 homes that have come up for sale in this section in 4 years! Situated on the best lot in the community - .72 acres, privacy behind and no neighbor to the right. Impeccably maintained with attention to detail around every corner - it feels like your are in a model home. From the expansive front porch with the quintessential porch swing, screen door and dreamy backyard, there isn't much more you could ask for. On top of everything else, the location cannot be beat. 2.3 miles to Mopac, 7.5 miles to IH-35, 3.3 miles to Costco, 3.2 miles to Whole Foods, 5.8 miles to Central Market, 11.9 miles to Downtown Austin, 9.4 miles to Zilker Park, 1.6 miles to HEB. The Estates of Shadowridge feeds into some of the very best schools in Southwest Austin as well. All rated "A's" on niche.com. The backyard features a heated chlorine pool with 2 year old pool pump and filter, storage shed, raised garden bed, tree house, TREX high-performance decking and exquisite landscaping. Inside - the primary bedroom is on the main floor along with a study and formal dining room. Upstairs features a large gameroom - huge walk-in attic storage space and 3 overly sized guest bedrooms with walk-in closets.

Built in 1998

## **Essential Information**



MLS® #	6021505
Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,337
Acres	0.72
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

### Community Information

Address	6613 Hot Springs Drive
Subdivision	Shadowridge Crossing Sec 09
City	Austin
County	Travis
State	TX
Zip Code	78749

### Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Connected, Underground Utilities
Features	Community Mailbox, Curbs, Sidewalks
Parking	Attached, Door-Multi, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt
Waterfront	None

### Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Free-Standing Range, Disposal, Microwave
Heating	Central, Natural Gas
# of Fireplaces	1
Fireplaces	Gas Log, Great Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Level, Many Trees, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Xeriscape
Roof	Composition
Construction	Masonry
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Mills
Middle	Small
High	Bowie

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