

\$499,000 - 7801 Copano Drive, Austin

MLS® #6134386

\$499,000

3 Bedroom, 2.00 Bathroom, 1,326 sqft
Residential on 0.13 Acres

Maple Run Sec 01, Austin, TX

Charming one-story 3 BD/2BA home in the highly desired Maple Run neighborhood in South Austin. Great curb appeal with an upgraded landscaped pathway to the backyard and a beautiful mature shade tree. Brand New Water Heater! Both Fridges (kitchen & garage) and the washer & dryer convey with the sale! This inviting home offers upgraded modern fixtures and LED recessed lighting throughout. Youâ€™ll love the gorgeous vinyl plank flooring throughout the main living area and kitchen with carpet only in the bedrooms. The Family Room offers soaring vaulted ceilings and a gorgeous fireplace nestled in a floor-to-ceiling stone hearth. Youâ€™ll love hosting dinner parties in the lovely dining room. The kitchen has been beautifully updated with quartz countertops, a subway tile backsplash, a deep stainless-steel sink, and an adjustable gooseneck faucet. The home chef will love the stainless gas range! Enjoy quick meals in the charming breakfast area. The primary bedroom offers a large walk-in closet with built-in shelving and a private ensuite full bath with an upgraded contemporary vanity with quartz countertop. French doors open onto a spacious covered deck. The backyard is made for entertaining with ample space for outdoor living and dining on the elevated deck and an upgraded landscaped area made for a firepit. Plenty of space left over for you to make the backyard your own private outdoor oasis! Maple Run is a fantastic South Austin neighborhood located



just minutes from the Sunset Valley shopping off Brodie Lane, Arbor Trails, HEB, and more! This home is just a few blocks from the Violet Crown Trail system that connects with Dick Nichols District Park Hike & Bike Trails. Additional greenbelts in the neighborhood including the Karst Nature Preserve. Donâ€™t miss out on this fantastic South Austin Gem!

Built in 1982

Essential Information

MLS® #	6134386
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,326
Acres	0.13
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	7801 Copano Drive
Subdivision	Maple Run Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78749

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Sewer Connected, Water Available
Features	Curbs, Sidewalks, Trails/Paths
Parking	Attached, Door-Multi, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener

View	Neighborhood
Waterfront	None

Interior

Interior	Carpet, Vinyl
Appliances	Dryer, Dishwasher, Exhaust Fan, Disposal, Gas Water Heater, Refrigerator, Stainless Steel Appliance(s), Washer, Free-Standing Gas Range, Gas Oven
Heating	Central, Natural Gas
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Few Trees, Trees Large Size, Trees Medium Size
Roof	Composition
Construction	HardiPlank Type, Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Boone
Middle	Covington
High	Crockett

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