

\$1,025,000 - 1017 S Quinlan Park Road, Austin

MLS® #7320048

\$1,025,000

4 Bedroom, 3.00 Bathroom, 3,000 sqft
Residential on 0.28 Acres

River Ridge, Austin, TX

Live the lake lifestyle in this beautifully updated one-story custom home within walking distance to Lake Austin! Enjoy quiet morning walks to the water and access to a waterfront park boat ramp and picnic area. Nestled on a well-sized corner lot with large native trees and artistic privacy fence surrounding the entire property, this home offers peacefulness and privacy. The inside is equally as beautiful featuring a bright open floor plan that flows seamlessly through the formal dining room, kitchen and living area. Abundant natural light bounces through the spacious layout across pristine wall of windows, luxury wood plank styled vinyl floors, soaring ceilings and custom finishes throughout the home. Complete with double vanities, separate shower and walk-in closet, the master suite is a perfect retreat. With quality and attention to detail around every corner, formal dining room, custom Chef's kitchen with stainless steel appliances and breakfast area, spacious family room, secondary living room, dedicated study and well-appointed secondary bedrooms, this lovely home has everything you need to entertain in style and enjoy a comfortable daily living. Step out onto your own private backyard oasis with a large deck that extends the home's living space for alfresco dining, BBQs and all year enjoyment! Cool shaded outdoor areas with large native oaks and fruit trees ready for summer fun! Keep your boat on property with NO HOA fees or added cost. Drive around the beautiful neighborhood in a



golf cart and enjoy lake living to the fullest! A home for all-year-round entertaining in a prestigious community with top-rated schools, great amenities and nearby shopping/dining, all this can be yours! Call us to see this treasure.

Built in 2012

Essential Information

MLS® #	7320048
Price	\$1,025,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,000
Acres	0.28
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1017 S Quinlan Park Road
Subdivision	River Ridge
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Cable Available, Electricity Available
Features	Trails/Paths, Lake, Park
Parking	Attached, Garage, Door-Multi, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Concrete, Tile, Vinyl
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Oven, Electric Water Heater, Exhaust Fan, Microwave, Stainless Steel Appliance(s)
Heating	Central, Electric
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, Lighting, Outdoor Grill
Lot Description	Trees Large Size, Corner Lot, Landscaped, Sprinklers Automatic, Trees Medium Size
Roof	Composition
Construction	Frame, Stone
Foundation	Slab

School Information

District	Leander ISD
Elementary	River Ridge
Middle	Canyon Ridge
High	Vandegrift

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