

\$3,500,000 - 3304 Texas Star Lane, Austin

MLS® #7320139

\$3,500,000

5 Bedroom, 5.00 Bathroom, 5,439 sqft
Residential on 0.49 Acres

Mabry, Austin, TX

This Texas limestone custom has an inviting front porch and is beautifully sited on a sprawling .493 Acre lot that's generously sprinkled with mature trees. This elegant home with high ceilings, an abundance of windows and generous room sizes, was designed for entertaining by the original builder/owner in 1999. A large island kitchen opens into enormous great room spaces with limestone fireplace and walls of windows across the back of the home--these incredible spaces become "command central" for today's popular open living concept, and are rarely found in a traditional home. Everything about this property invites you to come in, relax, and stay awhile! The kitchen just sparkles and features a 6 burner Wolf stove with oversized oven plus an additional wall oven, built-in fridge, farm sink, prep sink, elegant tile backsplash and stunning marble countertops. The beautifully appointed interiors include richly finished hardwood floors, quality trim and moldings, extensive built-ins, generous closets, and exceptional storage with a large laundry room and a huge separate mud room. Almost every surface has been updated by the current owner. The luxurious and light-filled primary bedroom retreat enjoys a light filled marble bath and extravagant closet space! The sqftg is spread evenly throughout the house with generous room sizes and a thoughtfully designed floor plan created to accommodate a variety of living/entertaining styles. The outdoor living and entertaining



areas for this home include an enormous 32 x 15 covered back terrace with outdoor cooking center overlooking the resort style pool and spa, and a sprawling flat and usable yard. The short cul de sac street of Texas Star Lane is walking distance to award winning Eanes ISD Schools, Cedar Creek Elementary and Hill Country Middle School, and very near Westlake High School. The close-in, convenient location is less than 10 minutes to downtown and readily accessible to ABIA.

Built in 1999

Essential Information

MLS® #	7320139
Price	\$3,500,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,439
Acres	0.49
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	3304 Texas Star Lane
Subdivision	Mabry
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected
Features	None

Parking	Attached, Door-Multi, Garage
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Dishwasher, Electric Oven, Free-Standing Range, Disposal, Gas Range, Microwave, Refrigerator, Self Cleaning Oven
Heating	Central, Natural Gas
# of Fireplaces	1
Fireplaces	Dining Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Barbecue, Exterior Steps, Outdoor Grill, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Near Public Transit, Many Trees, Sprinklers In Ground, Trees Large Size, Trees Medium Size
Roof	Composition
Construction	Masonry, Stone Veneer
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Cedar Creek (Eanes ISD)
Middle	Hill Country
High	Westlake

Property Listed by: Compass RE Texas, LLC
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