

# \$475,000 - 701 Kingfisher Creek Drive, Austin

MLS® #7350775

## \$475,000

3 Bedroom, 3.00 Bathroom, 1,796 sqft  
Residential on 0.17 Acres

Texas Oaks 10, Austin, TX

Beautifully updated 3 Bedroom and 3 full bath home in South Austin, one block from a 344-acre park! Garage partially converted that offers a 4th bedroom/flex room but can easily be changed back. This 2-story charmer offers plenty of curb appeal: Freshly painted exterior, updated tile throughout most of the home. Updated kitchen, bathrooms, carpet, fence, extended and stained concrete patio and fresh pergola. Gorgeous fenced in backyard boasts soaring mature trees, offering plenty of shade. Inside, the floor plan offers tons of natural light from big fitted windows. Lots of storage in the updated and modern kitchen, featuring stainless steel appliances and a pantry. With a breakfast bar for quick meals, the kitchen opens up to the dining space, which is large enough to accommodate the whole gang. After dinner, imagine snuggly evenings around the fireplace! There's a full bath—nicely updated—downstairs. Upstairs, you'll love the light-filled bonus space at the top of the stairs—! a game room or an office, maybe? The primary bedroom features an ensuite with new tile, updated vanities and separate tub and shower. Two secondary bedrooms mean there's room for everyone. Ceiling fans throughout the home that keep things cool. You'll also enjoy reduced energy bills from the home's solar-collection system! The big, fenced-in backyard will keep Fido safe, and you'll definitely want to enjoy cookouts on the spacious stained patio with its gorgeous



pergola! Youâ€™ll love easy access to Mary Moore Searight Park, a sprawling fun zone that offers a playground, miles of hike/bike trails, a soccer field, basketball courts, a disc golf course, tennis courts, volleyball courts, picnic and barbecue areas, and a fishing pier. This home is also close to I-35 for easy access to plentiful shopping and dining at Southpark Meadows and elsewhere. The home is only 20 minutes to both downtown and the airport. Zoned for Casey elementary, Paredes Middle and Akins High Schools.

Built in 1992

**Essential Information**

MLS® #	7350775
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,796
Acres	0.17
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Open Houses**

Date/Time	Wed Dec 31st, 1:00-3:00PM
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**Community Information**

Address	701 Kingfisher Creek Drive
Subdivision	Texas Oaks 10
City	Austin
County	Travis
State	TX
Zip Code	78748

**Amenities**

Utilities	Electricity Available, Natural Gas Available
Features	None, Curbs
Parking	Driveway, Off Street
View	None
Waterfront	None

## Interior

Interior	Carpet, Laminate, Tile
Appliances	Dishwasher, Disposal, Gas Water Heater, Refrigerator, Free-Standing Range
Heating	Central
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Landscaped, Level, Private, Trees Large Size
Roof	Composition
Construction	HardiPlank Type, Masonry
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Casey
Middle	Paredes
High	Akins

Property Listed by: Realty Austin - Headquarters  
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