

\$1,395,000 - 8915 Spicebrush Drive, Austin

MLS® #7409272

\$1,395,000

4 Bedroom, 4.00 Bathroom, 3,362 sqft
Residential on 1.10 Acres

Great Hills 26, Austin, TX

Rare opportunity, large one-acre lot backing up to acres of protected hill country views. The 4 BR, 3.5 BA home is located in The Arbor at Great Hills, a small hidden gem of a neighborhood accessed off Old Spicewood Springs Road which boasts of numerous creeks and hiking trails. This well-maintained home was recently remodeled from top to bottom with wide-plank wood flooring, new carpet (bedrooms only), high-end fixtures, windows (Pella and Andersen), garage door, and paint throughout.

Dedicated home office off the front living with panoramic views of the hill country out a beautiful picture window. The oversized kitchen is a chef's dream with custom cabinets, stainless steel appliances, quartz countertops, gas cooktop, double oven, built-in ice-maker. Off the kitchen are two more living areas flanked by windows and plenty of natural light. The family room has vaulted ceilings and french doors opening up to the back deck. Upstairs - 4 BR's and a charming bonus room that can be used as a playroom, teen room or craft room. The master suite takes up the entire backside of the house with large windows, a private deck and a view of the hill country that will never go away. The luxury master bath has been recently remodeled with a Restoration Hardware double sink vanity, quartz countertops, and a leaded glass window allowing you a sneak peek of the hill country straight from the



shower. Off the back of the house, youâ€™ll find a multi-level deck leading down to a yard shaded by dozens of large mature oak trees. Venture down a bit further and youâ€™ll find a custom native-stone fire pit with plenty of space to entertain. Hike off your own backyard to the creek at the back of the property or explore the surrounding greenbelt. There is plenty of rom for a pool or you can access a private, pool available only to Arbor at Great Hills residents, included in your low annual HOA fees.

This home was custom built by the original owners and has never been on the market until now.

Built in 1993

Essential Information

MLS® #	7409272
Price	\$1,395,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,362
Acres	1.10
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	8915 Spicebrush Drive
Subdivision	Great Hills 26
City	Austin
County	Travis
State	TX
Zip Code	78759

Amenities

Utilities	Underground Utilities
Features	Pool
Parking	Garage
# of Garages	2
View	Hills, Panoramic, Creek/Stream
Waterfront	Creek

Interior

Interior	Carpet, Wood
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Built-In Electric Oven, Double Oven
Heating	Propane
# of Fireplaces	1
Fireplaces	Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Gentle Sloping, Sprinklers In Front, Many Trees, Sprinklers In Ground, Trees Large Size, Views
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Austin ISD
Elementary	Hill
Middle	Murchison
High	Anderson

Property Listed by: Kuper Sotheby's Int'l Realty
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