

# **\$534,000 - 115 Cluck Creek Trail, Cedar Park**

MLS® #7444358

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## **\$534,000**

3 Bedroom, 3.00 Bathroom, 2,357 sqft  
Residential on 0.22 Acres

Emerald Oaks, Cedar Park, TX

One-of-a-kind floor plan on stunningly gorgeous .25-acre+ lot. This small close-in south central Cedar Park neighborhood has great appeal. Tons of shade -- helpful for these hot summers. Dedicated school learning space/office with sink, half bath, big picture window, and private entry from a gated courtyard. Acclaimed schools in the area. Add a closet to the space to make it into an apartment or 4th bedroom. Single-level home comfortably backs to woods and green area and faces east. Coffee in the morning on one side and wine in the evening on the other. Enjoy this very private setting with many wonderful shade trees and unique courtyard with gutter guards. Lush landscaping and flowers front and back. M-I-L plan. Open concept K/LR/DR/Entry with many windows and soothing natural light. Wood-burning FP in LR with gas lighter. Separate walk-in closets for Owners' Retreat. Extra large front yard is further back from the street than others, allowing for the bonus VIP parking space off the driveway. Newer AC (Dec. 2018) and garage opener (Oct. 2019). Well-located only a half mile to Hwy. 183 and 1 mile to Lakeline Blvd. 4.5 miles to Capital Metro park 'n ride Lakeline Station and about the same to boat launch and park at Sandy Creek Arm park on Lake Travis. Zoned for highly-acclaimed Leander ISD elem., middle and high schools. About a 12-minute walk to the new Bell District mixed-use development. Near retail, grocery, dining, entertainment, hike & bike, parks, dog



park. For tour, contact owner with an hours' notice.

Built in 1999

**Essential Information**

MLS® #	7444358
Price	\$534,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,357
Acres	0.22
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	115 Cluck Creek Trail
Subdivision	Emerald Oaks
City	Cedar Park
County	Williamson
State	TX
Zip Code	78613

**Amenities**

Utilities	Electricity Connected, High Speed Internet Available, Other, Phone Available, Sewer Connected, Water Connected, Underground Utilities, Cable Available, Natural Gas Connected
Features	Curbs
Parking	Attached, Driveway, Garage, Private, Door-Single, Garage Faces Front
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods, Neighborhood
Waterfront	None

**Interior**

Interior	Carpet, Tile, Linoleum
Appliances	Dishwasher, Free-Standing Gas Range, Gas Cooktop, Disposal, Gas Range, Gas Water Heater, Microwave, Plumbed For Ice Maker, Self Cleaning Oven
Heating	Central, Natural Gas, Fireplace(s), Wood
# of Fireplaces	1
Fireplaces	Wood Burning, Gas Starter, Glass Doors, Living Room
# of Stories	1
Stories	One

## Exterior

Exterior Features	No Exterior Steps, Private Yard, Rain Gutters, Garden, Uncovered Courtyard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Level, Trees Medium Size, Garden, Moderate Trees, Trees Small Size
Roof	Composition, Shingle
Construction	Frame, HardiPlank Type, Masonry, Brick, Cement Siding
Foundation	Slab

## School Information

District	Leander ISD
Elementary	Westside
Middle	Artie L Henry
High	Vista Ridge

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