

\$695,000 - 8215 Rockwood Lane, Austin

MLS® #7819910

\$695,000

3 Bedroom, 2.00 Bathroom, 1,934 sqft
Residential on 0.18 Acres

Northtowne Sec 01, Austin, TX

Location + modern remodel = the sweet spot. This home has easy access to all the amazing things & places ATX has to offer, from employers, downtown, shopping, nature, lakes, creeks, parks, sports, even an easy commute to the airport, without having to sacrifice the fresh, beautiful finishes and flow of a modern home. This architect-guided extensive remodel created an incredibly livable home for day-to-day needs, and for entertaining. Thoughtful touches, added storage, elegant finishes, & reimagined flow while keeping the original charming features make this house a bit of a unicorn. The laundry room offers custom storage, the kitchen offers a built-in pantry and gliding shelves with soft-close cabinets and custom organizers. When you tour the home, make sure to open them all, it's a wonder! Once you enter into the great room/living room you really feel that special something. Built-ins are fantastic and the original fireplace is a showstopper. Skylights and tons of natural light really just add comfort and elegance. A sweet office area, formal dining, and lovely bedrooms with added storage allow for easy work-from-home. Increased energy efficiency was also seriously considered. Low-e windows and doors, added solar tubes, energy star appliances, and recent HVAC all lend to a more modern living experience. Every part of this home was thoughtfully updated/upgraded. The backyard is truly a pleasure, from the oversized patio set to entertain or simply have



a quiet dinner, the space invites you out! The 10'x17' outbuilding/shed also offers a nice workshop or man cave/she shed. It does have electricity, so the options are really endless. Tons of parking with the oversized driveway, and nice poured concrete pathways, & landscape edging add more functionality to this in-town home. The pride in ownership and stewardship of this home are really only appreciated in person. Schedule your showing now!

Built in 1961

Essential Information

MLS® #	7819910
Price	\$695,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,934
Acres	0.18
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	8215 Rockwood Lane
Subdivision	Northtowne Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78757

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
Features	None

Parking	Driveway
View	None
Waterfront	None

Interior

Interior	Carpet, Laminate, Tile
Appliances	Dishwasher, Free-Standing Gas Range, Disposal, Gas Range, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)
# of Fireplaces	1
Fireplaces	Great Room, Masonry, Raised Hearth, Stone, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Front Yard, Level, Near Public Transit, Trees Medium Size, Trees Small Size
Roof	Composition, Shingle
Construction	Brick, Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Pillow
Middle	Burnet (Austin ISD)
High	Anderson

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