

\$475,000 - 1304 Katie Lynch Drive, Pflugerville

MLS® #8103104

\$475,000

3 Bedroom, 2.00 Bathroom, 2,283 sqft
Residential on 0.19 Acres

Heatherwilde Sec 04 Ph 03, Pflugerville, TX

Welcome to 1304 Katie Lynch Drive! This 3 bedroom 2 bath with a study is located in the peaceful Heatherwilde neighborhood of Pflugerville, this charming home is bursting with endless possibilities and convenience to nearby entertainment, shopping, dining, and major arterial roadways.

As you enter this pristine and updated single-story home, you'll be greeted by a well-maintained landscape and covered patio. From the foyer, you'll find a gorgeous home office poised for the ultimate work-from-home experience with glass French doors to your left, and formal dining space to your right with a dropdown chandelier and views of the front yard from the sizable window.

A convenient pass-through from the dining area to the kitchen offers a seamless culinary and entertainment experience for homeowners and guests alike! The kitchen is bathed in natural light from the solar tubes, and multiple windows framing views of the private backyard. In the kitchen, you'll be impressed with the breakfast bar, eat-in kitchen space, and open layout that expands to a spacious living room that hosts a fireplace and mantel, and delightful alcove for an entertainment/media console.

The primary bedroom features carpet flooring, and an ensuite with a jetted soaking tub and



frosted glass window for natural lighting, a glass walk-in shower, a walk-in closet, and a double sink.Â

The guest bedrooms have updated ceiling fans and hardwood flooring. Throughout the home, recent updates include interior and exterior paint, roof, windows, water heater, water softener, and water tank.Â

The backyard backs up to an easement for maximum privacy and offers a peaceful patio with two ceiling fans and a storage shed for additional storing purposes. This gorgeous, updated home has something for everyone, see our list of dining and entertainment to round out the excellent Pflugerville experience; Where Joyful Living Meets a Legacy Investment.

Built in 2002

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 8103104 |
| Price | \$475,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,283 |
| Acres | 0.19 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active Under Contract |

Community Information

| | |
|-------------|---------------------------|
| Address | 1304 Katie Lynch Drive |
| Subdivision | Heatherwilde Sec 04 Ph 03 |
| City | Pflugerville |
| County | Travis |

| | |
|----------|-------|
| State | TX |
| Zip Code | 78660 |

Amenities

| | |
|--------------|--|
| Utilities | Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Underground Utilities, Water Connected, Water Not Available |
| Features | Community Mailbox, Pool, Sport Court(s) |
| Parking | Attached, Garage Faces Front |
| # of Garages | 2 |
| View | Neighborhood |
| Waterfront | None |

Interior

| | |
|-----------------|--|
| Interior | Carpet, Tile, Wood |
| Appliances | Dishwasher, Exhaust Fan, Electric Oven, Gas Cooktop, Disposal, Microwave |
| Heating | Central |
| # of Fireplaces | 1 |
| Fireplaces | Family Room |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Landscaped, Trees Medium Size |
| Roof | Composition |
| Construction | Brick |
| Foundation | Slab |

School Information

| | |
|------------|------------------|
| District | Pflugerville ISD |
| Elementary | Brookhollow |
| Middle | Pflugerville |
| High | Pflugerville |

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