

\$799,900 - 9720 Rias Way, Austin

MLS® #8163306

\$799,900

4 Bedroom, 3.00 Bathroom, 3,096 sqft
Residential on 0.18 Acres

Avery Ranch East Ph 02 Sec 04, Austin, TX

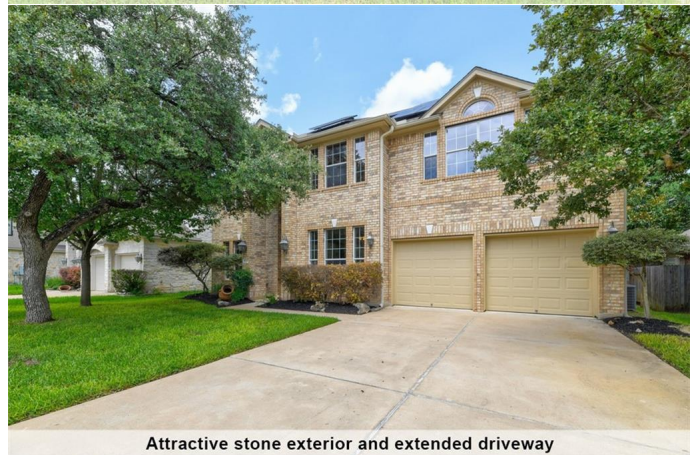
Offer deadline Monday (7/19) at 5pm.
Charming home in highly coveted Parkside at Avery Ranch. Walk to 10-Rated Patsy Sommer Elementary and zoned for Pearson Ranch Middle School in Round Rock ISD. This home features 8 kW solar panel system, Nest thermostat, new shingles to be installed before closing, attractive brick façade, 4 beds, 3 full baths. Beyond custom front landscaping and a cozy front porch with double height brick archway, you enter an ornate front door into the large foyer. On the left, you find the formal dining room. Across the foyer is the dedicated office space with large closet and French doors.

Continue into the stunning living space. Double height ceilings and the fireplace will dazzle you. You feel welcomed by the abundance of natural that fills the room from the walls of windows. The open-concept floor plan connects to the kitchen that boasts an abundance of granite countertops and cabinets for storage, stainless steel appliances, and large pantry. In additions, this kitchen features upgrades of a gas cooktop with ventilation and downlights. The first floor includes a secondary bedroom and full bath convenient extended stays or long-term visitors.

Follow the easy flow of this home's design to enjoy upgraded wrought iron balusters on the stairway to reach the second floor.



Select 2 story home with solar panels in Parkside, Avery Ranch



Attractive stone exterior and extended driveway



Zoned for Patsy Sommer and Pearson Ranch Middle School

Discover a spacious game room easy to customize. Travel down to the landing that is open to view the first floor below.

Pass two more spacious, secondary bedrooms with large windows and ceiling fans on your way to discover the owner’s retreat with extra privacy and a walk-in closet with windows. The en suite bathroom offers over-sized tub, walk-in shower and vanity. Relish your quiet evenings or host a lively gathering in this magnificent outdoor area that includes extended patio, play equipment, and mature trees.

Enjoy Avery Ranch amenities, 6 pools, tennis courts, playgrounds and a trailhead for the Brushy Creek Trail is just around the corner.

Built in 2007

Essential Information

MLS® #	8163306
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,096
Acres	0.18
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	9720 Rias Way
Subdivision	Avery Ranch East Ph 02 Sec 04
City	Austin
County	Williamson
State	TX

Zip Code 78717

Amenities

Utilities Above Ground Utilities, Electricity Available, Natural Gas Available, Underground Utilities

Features Common Grounds/Area, Community Mailbox, Golf, Playground, Pool, Tennis Court(s), Trails/Paths, Curbs, Clubhouse, Planned Social Activities, Sport Court(s)

Parking Attached, Door-Multi, Garage Faces Front, Garage

of Garages 2

Garages Garage Door Opener

View None

Waterfront None

Interior

Interior Tile, Wood

Appliances Built-In Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan

Heating Central

of Fireplaces 1

Fireplaces Family Room

of Stories 2

Stories Two

Exterior

Exterior Features Playground

Lot Description Back Yard, Front Yard, Near Golf Course, Interior Lot, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Garden

Roof Composition

Construction Masonry

Foundation Slab

School Information

District Round Rock ISD

Elementary Patsy Sommer

Middle Pearson Ranch

High McNeil

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