

# **\$579,000 - 817 Sandhill Branch Drive, Austin**

MLS® #8295263

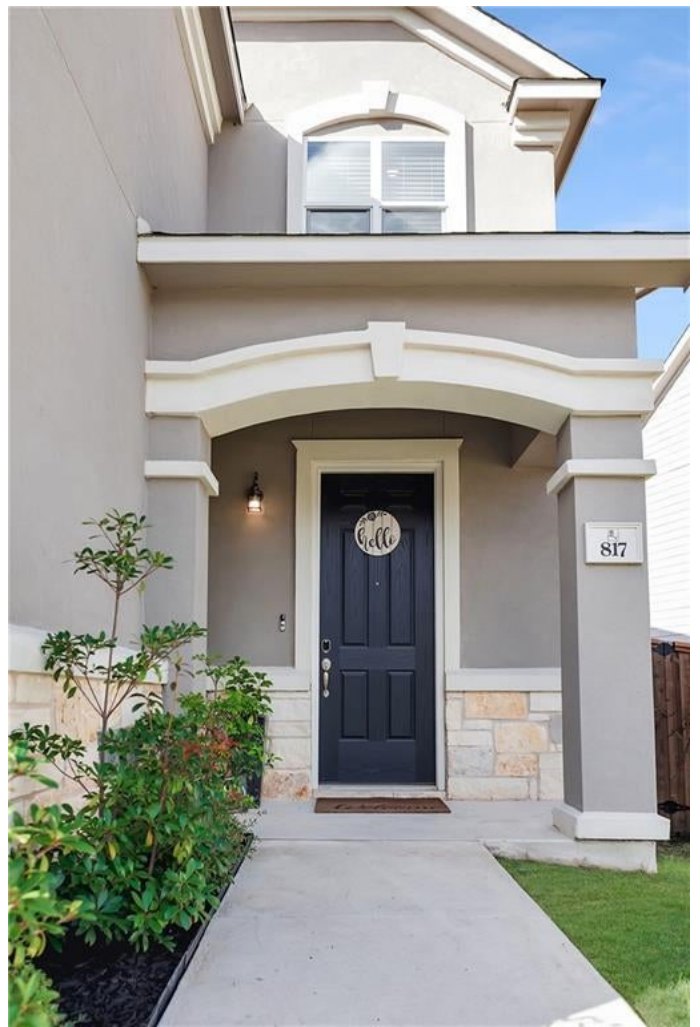
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## **\$579,000**

3 Bedroom, 3.00 Bathroom, 2,068 sqft  
Residential on 0.19 Acres

Brentwood Villas, Austin, TX

Stunning family home nestled on a quiet street in the Brentwood Villas community with NO back neighbors! Faces northeast. The home is presented on a manicured lot with a beautiful stone and stucco exterior and a welcoming covered front porch that create fabulous curb appeal. Through the front door you are greeted with plentiful natural light, tall ceilings, and stunning wood-look tile flooring that flows throughout the main living areas and bathrooms. The living area is spacious and open to the dining room and kitchen so you can entertain guests with ease. The dining room features a recently upgraded chic light fixture with sliding glass doors that lead to the back patio for an easy transition from indoor to outdoor living. The kitchen is bound to impress you with sleek quartz countertops, crisp white cabinetry with stainless-steel hardware, a timeless glass backsplash, and quality appliances. Escape to the owner's suite complete with plush carpet flooring, a vaulted ceiling with a ceiling fan and recessed lighting, a generously sized walk-in closet, and a nook that could be used for reading, a vanity area, or an in-room nursery. The primary bathroom exudes luxury and is equipped with a quartz-topped double vanity, undermount sinks, a large walk-in shower, and a deep soaking tub where you can relax with a glass of wine. Entertain family and friends in the upstairs game room where you can host movie nights, play board games, or just lounge at the end of the day. The secondary bedrooms are



spacious with carpet flooring and share a full guest bathroom. Sip your morning coffee underneath the shade of the covered patio or grill burgers with friends while soaking up the sun in the backyard. The large, flat backyard makes it super easy to install a sparkling pool or create the backyard of your dreams! Located in a prime location with many local hotspots, eateries, shopping, and entertainment at your fingertips. Ask your Realtor for a full list of upgrades!

Built in 2019

**Essential Information**

MLS® #	8295263
Price	\$579,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,068
Acres	0.19
Year Built	2019
Type	Residential
Sub-Type	Condominium
Status	Active

**Community Information**

Address	817 Sandhill Branch Drive
Subdivision	Brentwood Villas
City	Austin
County	Travis
State	TX
Zip Code	78748

**Amenities**

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected, Phone Connected
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Features	Common Grounds/Area, Community Mailbox, Park, Street Lights, Sidewalks, Trails/Paths, Pet Amenities
Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

### **Interior**

Interior	Carpet, Tile
Appliances	Dishwasher, Disposal, Microwave, Self Cleaning Oven, Free-Standing Electric Oven, Free-Standing Electric Range
Heating	Central
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Private
Roof	Composition, Shingle
Construction	Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Casey
Middle	Bedichek
High	Akins

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