

# \$638,000 - 22604 Sweet Summer Drive, Leander

MLS® #9351665

## \$638,000

4 Bedroom, 4.00 Bathroom, 3,343 sqft  
Residential on 1.01 Acres

Bluffs of Sandy Creek Sec I A, Leander, TX

New Giddens home in The Bluffs on one acre lot on cul-de-sac street! 1.5St 4BD/3.5BA study, upstairs game room with full bath and bedroom. 4' wide iron front door, wood beamed ceiling in living room, extended covered patio with built-in kitchen. JennAir gas cooktop, quartz countertops, farmhouse sink, white kitchen cabinets, uppers to 10' w/glass fronts, wood mantle on corner fireplace, wood-look tile flooring in main living areas. Owner's suite with large windows, double vanities, separate shower and garden tub. Call sales manager for more info. Expected completion May 2021.

Built in 2020

## Essential Information

MLS® #	9351665
Price	\$638,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,343
Acres	1.01
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

## Community Information

ALEDO IV ~ 3070 SF



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4 Bed / 3.5 Bath / Study / Game Room / 3 Car



ALEDO IV ~ 3070 SF



All room sizes displayed are approximate and are not intended to be exact dimensions. Windows, porches and exterior features will vary by elevation. ©2017 KIPP FLORES ARCHITECTS LLC

Second Floor

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Address	22604 Sweet Summer Drive
Subdivision	Bluffs of Sandy Creek Sec I A
City	Leander
County	Travis
State	TX
Zip Code	78641

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Phone Available, Underground Utilities
Features	Internet Access
Parking	Attached, Door-Multi, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Hills
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Propane
# of Fireplaces	1
Fireplaces	Gas Starter, Great Room, Living Room, Wood Burning
Stories	One and One Half

### **Exterior**

Exterior Features	In-Wall Pest Control System, Rain Gutters
Lot Description	Interior Lot, Sprinklers Automatic, Sprinklers In Ground, See Remarks
Roof	Composition, Shingle
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

### **School Information**

District	Leander ISD
Elementary	Bagdad
Middle	Danielson
High	Glenn

Property Listed by: Joe P Giddens Jr BrokerThe information being provided is for consumers' personal, non-commercial

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