

\$839,000 - 3100 Menchaca Rd 48, Austin

MLS® #8669445

\$839,000

3 Bedroom, 3.1 Bathroom, 1,975 sqft
Townhouse/Condo on 0 Acres

Laan Condos Bldg 14, Austin, TX

Welcome to The LAAN Condos, where modern luxury living awaits you. This stunning corner unit boasts the largest floor plan in the community, ensuring ample space for comfortable living. Unlike any other section in the complex, this unit offers the rare benefit of privacy with a serene green space located behind the building. As you step inside, you'll be greeted by an abundance of natural light streaming through large picture windows, creating a bright and inviting atmosphere throughout the entire unit. The thoughtful upgrades include fresh interior paint in 2023, a built-in desk in the living area, and shelving in the laundry room. The LAAN Residences is a highly sought-after and sold-out community renowned for its modern architectural design and meticulously crafted interior finishes. Every detail has been carefully considered to create a harmonious blend of style and comfort, providing you with an unparalleled living experience. Conveniently situated, you'll enjoy living within walking distance to popular bars and restaurants, allowing you to indulge in the vibrant local scene. Moreover, quick and easy access to major highways such as 360, MoPac, 290, 71, and I-35 ensures effortless commuting. Arrive in downtown Austin in just 12 minutes or reach the airport in a mere 15 minutes, making this location ideal for busy professionals and avid travelers alike. Don't miss the opportunity to make The LAAN Condos your new home, where luxury, privacy, and convenience converge to offer an



extraordinary living experience. Schedule a viewing today and prepare to be captivated by the possibilities that await you.

PLEASE NOTE: This unit was built during Phase 2 and is not subject to any stucco repairs that are required for Phase 1 homes. The developer switched construction companies between Phases 1 & 2.

Fridge, washer and dryer to convey.

Built in 2020

Essential Information

MLS® #	8669445
Price	\$839,000
Bedrooms	3
Bathrooms	3.1
Square Footage	1,975
Acres	0.06
Year Built	2020
Type	Townhouse/Condo
Sub-Type	Condominium
Status	Active
Days on Market	306

Water Feature/View

View	ParkGreenbelt
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Community Information

Address	3100 Menchaca Rd 48
Area	6
Subdivision	Laan Condos Bldg 14
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available
Features	Barbecue, Community Mailbox, Courtyard, Dog Park, Internet Access, Pool, Sidewalks
Parking	Attached
# of Garages	2

Interior

Interior	Concrete, Tile, Wood
Appliances	Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Central
Stories	Three Or More

Exterior

Exterior Features	Private Entrance, Balcony, See Remarks
Lot Description	None
Roof	Metal
Construction	HardiPlank Type, Concrete, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Joslin
Middle	Covington
High	Crockett

Additional Information

Date Listed	June 5th, 2023
HOA Fees	387
HOA Fees Freq.	Monthly

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