

# \$1,695,000 - 3503 Misty Creek Dr, Austin

MLS® #3450386

**\$1,695,000**

4 Bedroom, 4.00 Bathroom, 3,496 sqft

Residential on 1.48 Acres

The Estates of Barton Creek, Austin, TX

Significant price reduction! This is your chance to get into the Barton Creek area and create your dream home on lovely Misty Creek Drive. This Hill Country style home sits on a 1.48 acre (per TCAD), lush lot, close to Barton Creek Country Club and well-regarded private schools. The location offers easy access to many areas of Austin via Southwest Parkway or Bee Caves Road.

The home has a large living room, formal dining room and a kitchen which opens to both a charming breakfast nook and to a family room which is complete with a fireplace. A utility room (with separate entrance), a powder room and the primary bedroom complete the first floor. The primary bedroom offers a true retreat with access to the back deck and lawn and an en suite bath.

The second floor offers a game room/flex-room with wet bar and three generously sized bedrooms as well as two Jack and Jill baths.

The house provides an abundance of storage and light.

Large decks allow for the enjoyment of the spacious backyard and the opportunity to catch a glimpse of wildlife drawn to the wet weather creek below the property.

Floor Plan Graphics measures the home at 3654 square feet. \*Buyer to independently confirm square footage and lot size\*

Built in 1989



## Essential Information

MLS® #	3450386
Price	\$1,695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,496
Acres	1.48
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

## Water Feature/View

View	Neighborhood, Trees Woods
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## Community Information

Address	3503 Misty Creek Dr
Area	W
Subdivision	The Estates of Barton Creek
City	Austin
County	Travis
State	TX
Zip Code	78735

## Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None
Parking	Garage, Garage Faces Side, Kitchen Level
# of Garages	3
Garages	Garage Door Opener

## Interior

Interior	Tile, Carpet, See Remarks, Wood
Appliances	Dishwasher, Double Oven, Gas Cooktop, Stainless Steel Appliance(s)
Heating	Central
# of Fireplaces	2
Fireplaces	Family Room, Living Room

# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Trees Large Size, Gentle Sloping, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Roof	Shingle
Construction	Masonry
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin

## Additional Information

Date Listed	September 7th, 2024
Days on Website	354
Days on Market	332
HOA Fees	525
HOA Fees Freq.	Annually

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